A REVITALIZATION STRATEGY FOR THE DOWNTOWN RIVER CORRIDOR

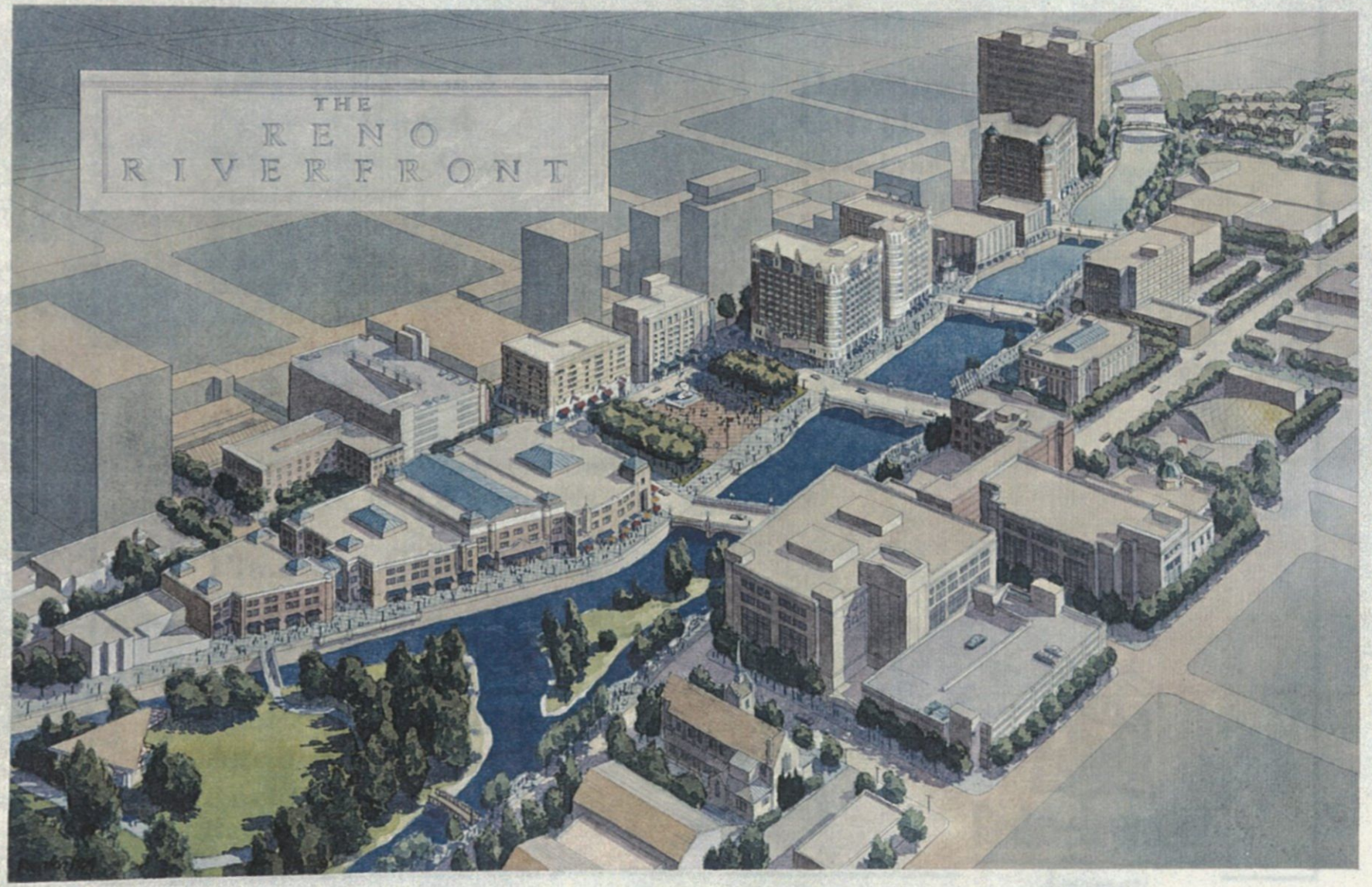
Redevelopment Agency

of the City of Reno

A REVITALIZATION STRATEGY FOR THE DOWNTOWN RIVER CORRIDOR

Adopted on March 28, 1995

Redevelopment Agency
of the City of Reno


THE
RENO
RIVERFRONT

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Redevelopment Agency
of the City of Reno

EXECUTIVE SUMMARY

The Downtown River Corridor Committee (DRCC) was established by a resolution of the Redevelopment Agency of the City of Reno in March of 1994. The Committee purpose was to provide ideas and concepts for the maximum utilization and enhancement of the Truckee River within the Redevelopment area.

Work was structured into specialized areas through subcommittees in the areas of natural environment, design, amenities and marketing/economics. Collectively, the committee supports the following recommendations and urges adoption of these recommendations by the Redevelopment Agency Board.

Policy Statements

Adopt policy statements addressing the following issues:

- Encourage development incentives
- Public/private partnership agreements
- Minimum instream flows
- River corridor advocacy
- Support plans to develop the First Church of Christ Scientist for cultural activities
- Encouragement of street vendors and performers in the downtown area
- Encourage security programs
- Encourage public space replacement in development proposals
- Retain the ambience of Riverside Drive
- Encourage mixed uses along the river
- Bridge rehabilitations and replacements

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Redevelopment Agency of the City of Reno

EXECUTIVE SUMMARY continued

Design Guidelines
Adopt Design Guidelines established for the River Corridor and the Riverfront Square.

Immediate Actions
Take immediate action to implement actions through a combination of policy modifications, other revenue sources and existing budgets; zone changes and amendments; vacant property maintenance; police presence; holiday decorations; banners; and recreational facilities.

Future Resource Allocations*
Make the following projects a priority as funds become available:

• River Maintenance	$77,000 annually
• Eliminate on-bridge parking	$150,000
• Acquire property/construct riverfront plaza	$10 million
• Minimum instream flow	$4.50/acre feet/month (storage)
• Bridge & building lighting guidelines proposal	$2,000
• Hydraulic analysis	$50,000-120,000
• Reconstruct floodwalls	$750,000/block
• Additional restrooms	$100,000
• Grant Writer/River Project Facilitator	$30,000-$40,000

**Original project cost estimates on file with the Redevelopment Agency.*

Redevelopment Agency of the City of Reno

REDEVELOPMENT AGENCY RIVER CORRIDOR ACCOMPLISHMENTS

The 1983 Redevelopment Agency plan was amended in 1990 to include 21 goals established for downtown revitalization. Many of these goals dealt with the river corridor, and many have been realized.

- **Raymond I. Smith Truckee River Walk**
- **River Walk Extension**
- **Wingfield Park Amphitheater**
- **National Automobile Museum**
- **Sidewalk/streetscape improvements**
- **Design standards for street furniture and accoutrements**
- **Parking lot upgrade (trompe l'oeil)**
- **Parking Gallery and Factory Outlet Stores**
- **On-going entertainment and events**
- **Bike path improvements**
- **Washoe County Courthouse (under construction)***

**Not a Redevelopment Agency project*

Redevelopment Agency of the City of Reno

ACCOMPLISHMENTS continued

"The Blueprint," a revitalization strategy for downtown Reno, was adopted by the Redevelopment Agency Board in November 1992. Combining public input with sound urban design principles, it identified opportunity areas in the downtown core for revitalization.

One of the opportunity areas identified as a part of the revitalization strategy was the Truckee River Corridor. In March 1994, a resolution was introduced and passed by the Redevelopment Agency Board to establish the Downtown River Corridor Committee:

> *A resolution of the Agency Board of the Redevelopment Agency of the City of Reno, Nevada, creating a Downtown River Corridor Committee whose function will be to provide ideas and concepts for the maximum utilization and enhancement of the Truckee River within the Redevelopment area.*

The committee formed was comprised of residents with expertise in planning, environment, tourism and business. The committee's charge was to explore opportunities in the River Corridor area as specified in "The Blueprint," and make specific recommendations for appropriate land uses, types of development and river improvements. The time frame of their planning process was four months.

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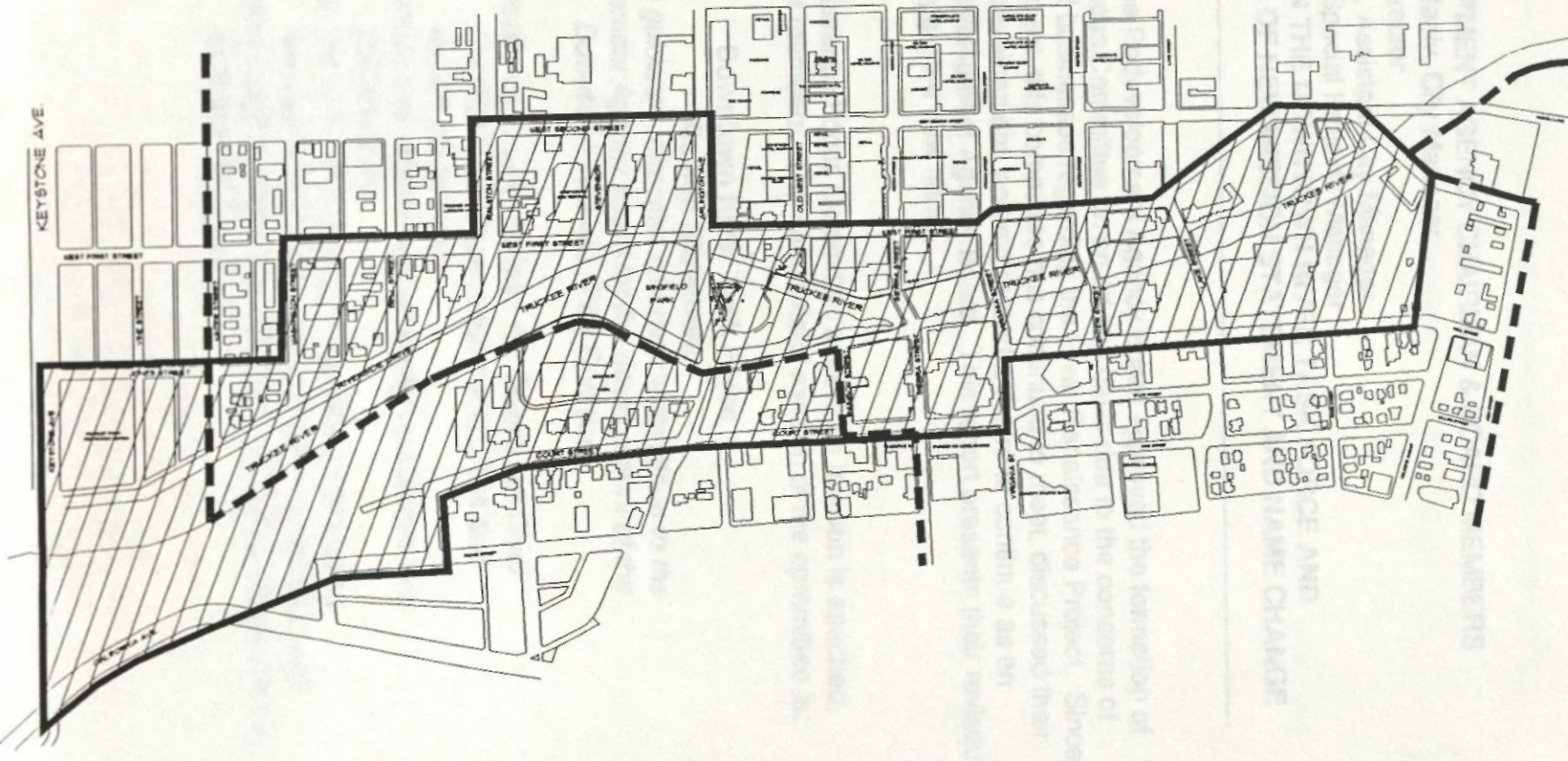
RIVERFRONT DISTRICT



Item #_____
Ward #1

Date April 3, 1996

TO: REDEVELOPMENT AGENCY CHAIRMAN & BOARD MEMBERS
THRU: Charles McNeely, City Manager
Executive Director
FROM: Ralph Jaeck, Assistant City Manager
Dori Owen, Special Projects Manager
RE: UPDATE ON THE DOWNTOWN RIVER TASK FORCE AND APPROVAL OF NEW MISSION STATEMENT AND NAME CHANGE

SUMMARY
On November 27, 1995 the Redevelopment Agency Board approved the formation of the River Renaissance Focus Committee on an ad hoc basis due to the concerns of neighboring residents and businesses regarding the River Renaissance Project. Since the cancellation of that project, this committee has continued to meet, discussed their purpose and role in river development, and expressed a desire to continue as an advisory body to the Redevelopment Agency Board. This report presents their revised mission statement and suggested new name.

BACKGROUND
A copy of the River Renaissance Focus Committee's previous mission is attached, along with a roster of their members. The new revised mission of the committee is:

Downtown River Task Force
Mission Statement
To provide guidance, direction and recommendation to the Redevelopment Agency board for the development of the Downtown Truckee River Corridor.

Objectives: 1. Provide continuity between the Downtown River Corridor Committee recommendations and design guidelines;
2. Review and recommend on design guidelines and policy issues;
3. Review and make recommendations on proposed developments to evaluate guideline conformity; and
4. Make specific recommendations on proposed developments prior to DDA approval.

Proposed name change: *TRUCKEE RIVER CORRIDOR COMMITTEE*

ALTERNATIVES

1. Accept the committee's revised mission and proposed name change as presented.

2. Accept the committee's revised mission and proposed name change, with revisions.

3. Do not accept the committee's revised mission and name change.

FINANCIAL IMPLICATIONS

There are no new financial impacts from this recommendation, other than the existing costs of providing staff support, copying, and minor expenses for this committee.

RECOMMENDATION

We recommend that the committee's revised mission and proposed name change, as presented, be approved by the Redevelopment Agency Board.

PROPOSED MOTION

I move that we approve the committee's revised mission and proposed name change, as presented.

Enclosures: Fact sheet

DOWNTOWN RIVER CORRIDOR COMMITTEE PROCESS

The committee, in concert with the urban design consultant, held a series of public meetings, workshops and field studies that resulted in identifying existing conditions, locating priority areas for both public and private investment and making short term and long term recommendations for revitalization.

For purposes of this Redevelopment Agency Committee, the Truckee River Corridor spans an area along the Truckee River from Keystone Avenue to the Second Street Bridge (see map on previous page). While the Committee addressed issues affecting this entire corridor, its primary focus was on the five block area in the urban section of the Truckee River between Arlington Avenue and the Second Street Bridge.

The committee's work began with drafting a mission statement and establishing overall goals for the committee.

MISSION STATEMENT

To encourage maximum use through diversity, access, beautification and maintenance of the Truckee River Corridor, and to create a sense of place that will attract local residents, new business and tourism.

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Redevelopment Agency of the City of Reno

COMMITTEE PROCESS continued

COMMITTEE GOALS

1. Provide for appropriate unique and diverse development along the Truckee River Corridor.
2. Provide for care and maintenance of the corridor, to assure continuous improvement.
3. Provide for improved access to assure public use.
4. Provide for financial strategies and incentives for public investment, acquisition, to implement development, to maintain quality of development and river's health and beauty.
5. Establish guidelines for development while being cognizant of environmental needs:
   - Planning Criteria
   - Architectural/Urban
   - Floodwalls/Bridges
   - Environment/Biology/Water Quality
   - Maintenance/Security
   - Clearing House for Permits/Ordinances/Plans
   - Coordinated Signage and Lighting
6. Establish amenities/uses/events/themes that will make the Truckee River a respected community asset and financially sound tourist attraction.
7. Establish strategies for extending guidelines the length and breadth of river through Reno and into contiguous areas.
8. Establish a continuous advocacy for Truckee River.

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ESTABLISHMENT OF WORKING COMMITTEES

Based on the goals set by the committee, four working committees were established to take an in-depth look at the following areas:

NATURAL ENVIRONMENT:
The tasks set forth by this working committee included a close look at the Truckee River itself. Recommendations needed to be made on issues such as floodwall design and treatment; hydraulic analysis relative to floodwalls, bridges and channels; programs designed to remove and/or rearrange excess gravel on the river bed to promote the natural habitat; and negotiations for a minimum water flow throughout the year.

DESIGN:
The charge of this working committee involved establishment of specific design guidelines to complement existing streetscape standards for the Redevelopment District, and to look at zoning ordinances specific to the River Corridor area. Special areas of concern focused on elimination of parking from the Sierra, Virginia, Center and Lake Street bridges. It recommended developing a prototype design for lighting, railings, pavement patterns and street furniture for the

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Redevelopment Agency of the City of Reno

WORKING COMMITTEES continued

river, esplanade and bridges. It also recommended acquiring property for further beautification, enhancement and development. (Design Guidelines adopted by the committee are included as a part of the addendum.)

AMENITIES/SPECIAL EVENTS/MAINTENANCE:
This work group focused on a variety of issues related to creating a lively and welcoming pedestrian environment through design elements, amenities, and special events to stimulate maximum use. Recommendations ranged from restroom construction for special event attendees to the visual elements of street art, banners and holiday decorations. Criteria for signage type and materials were developed. Priorities for special event programming, with suggestions for new events and funding, all were areas addressed by this committee.

MARKETING/ECONOMICS:
The direction the River Corridor Committee received from the Redevelopment Agency Board was to return with recommendations that were market driven and economically sound. The marketing/economics working committee was involved in the analysis of all projects as to their feasibility, cost and marketability. However, the committee did not financially analyze private opportunity sites.

The economic aspects of the committee's process determined that all projects undertaken within the

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Redevelopment Agency of the City of Reno

WORKING COMMITTEES continued

Corridor be economically feasible. Further, that if Redevelopment funds were to be used that they be of a priming nature only to stimulate public/private partnerships. If only Agency funds were committed, they should be used for site acquisition, public facilities and other infrastructure improvements such as rest rooms, lighting in common areas, flood control, etc.

Finally, the guidelines, policies and/or zoning/ordinance recommendations adopted or modified by the committee should be used as a governing economic strategy to enhance the existing corridor and attract future development dollars, both public and private.

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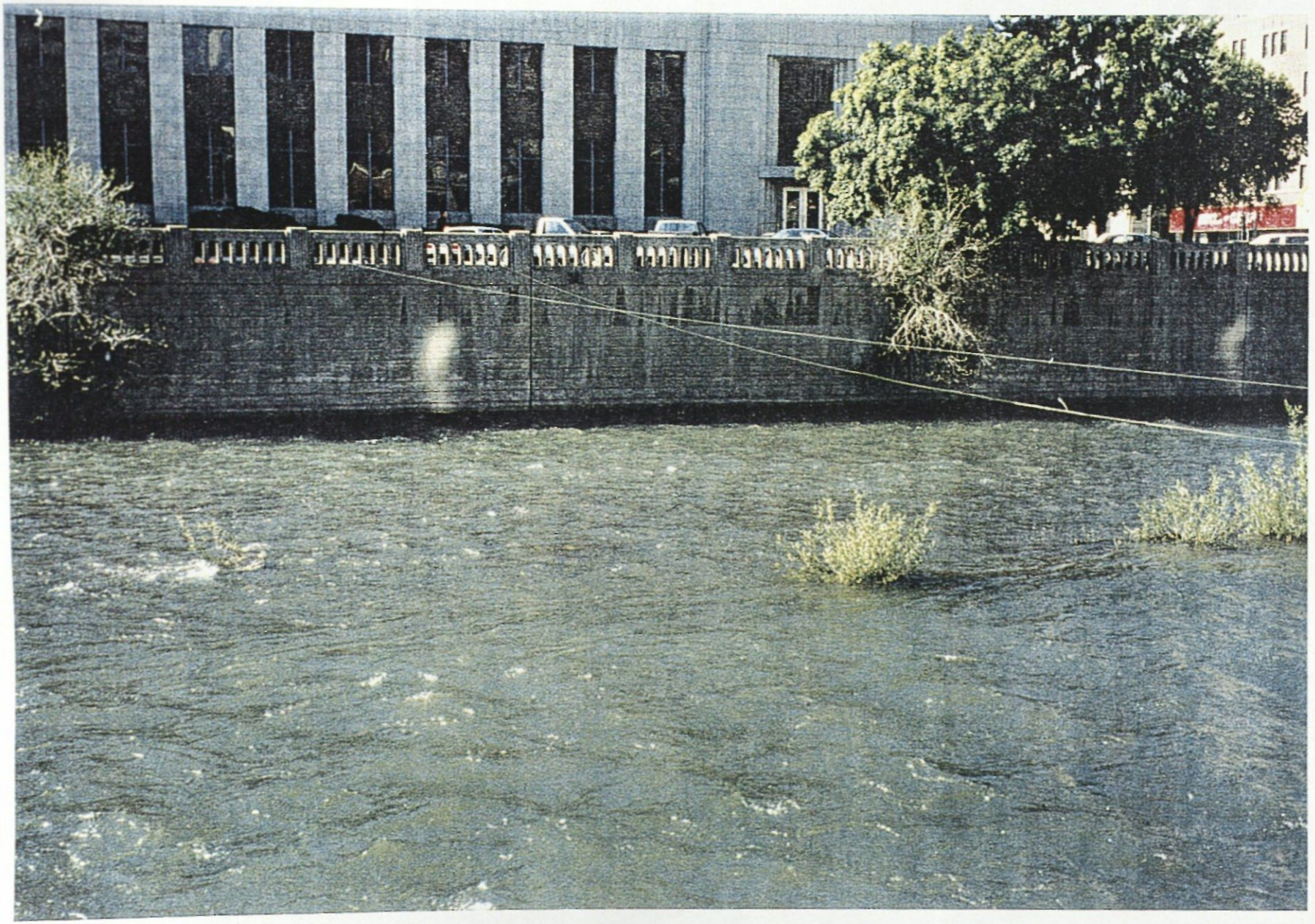
Streetscape standards

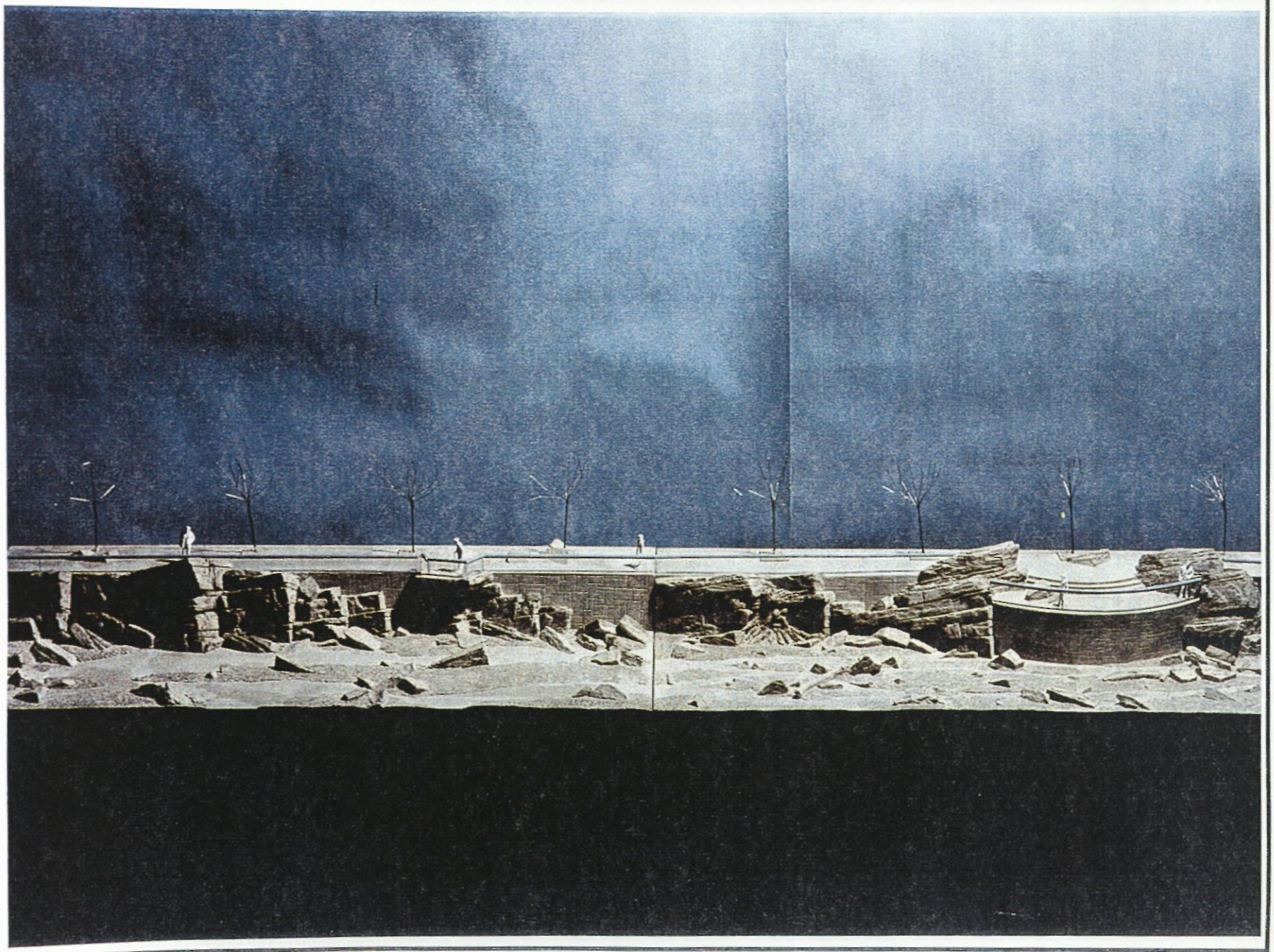
River clean-up

River clean-up



Existing floodwalls

Proposed floodwall treatment (DiGiacomo)

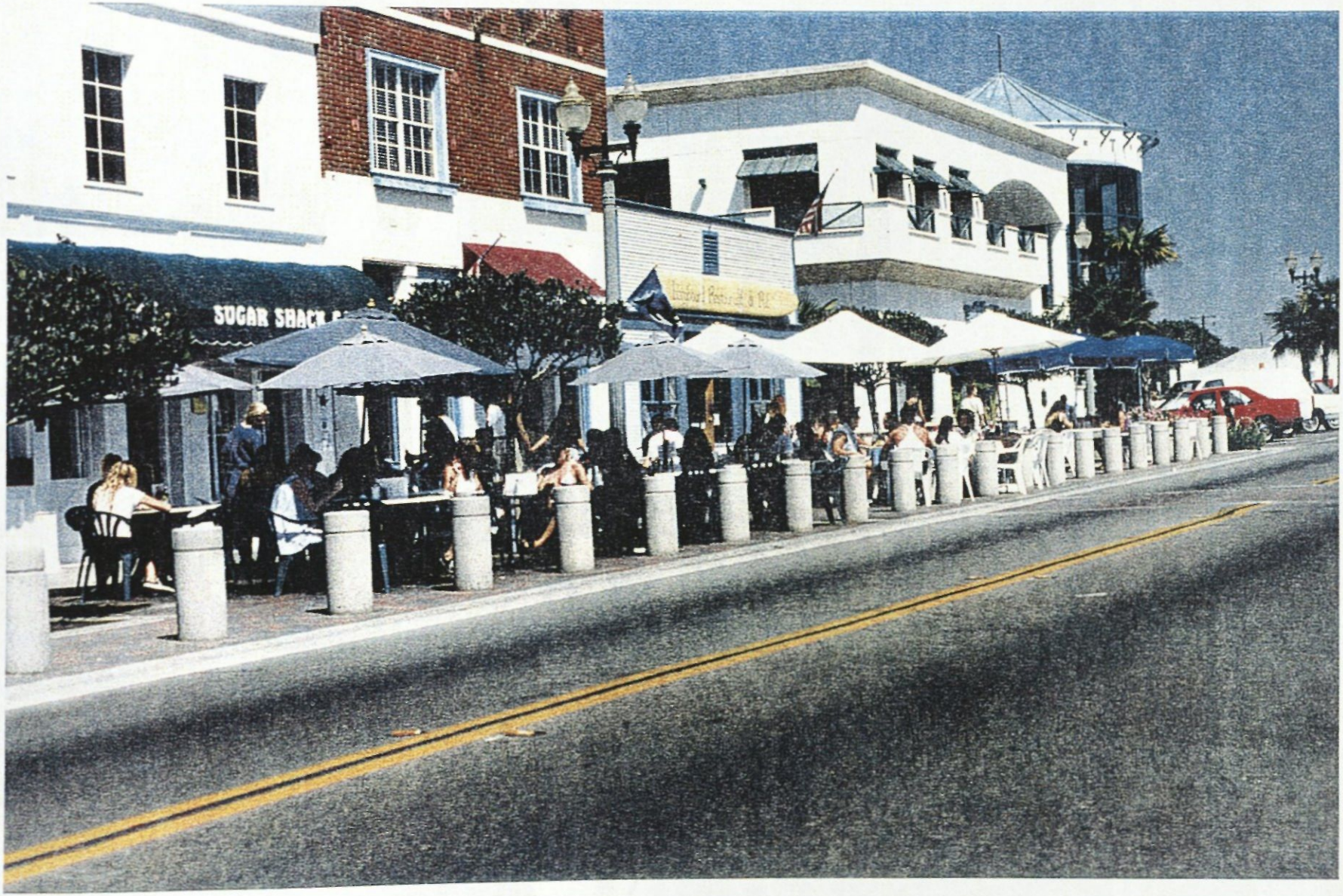


Proposed floodwall treatment (DiGiacomo)

Example: Banners/Lighting

Example: Street vendors

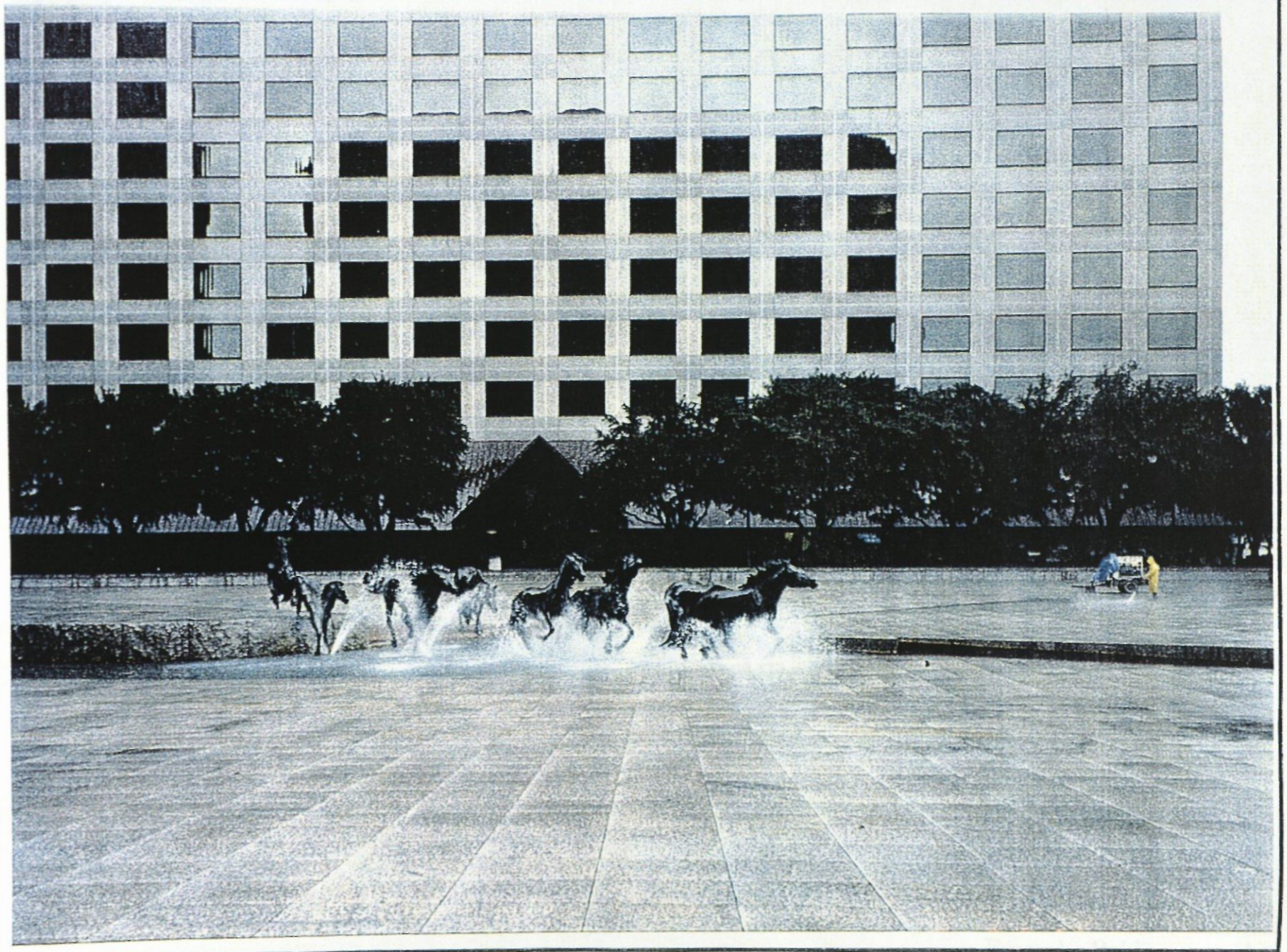
Example: Street vendors



Example: Outdoor dining

Example: Urban waterfront

Example: Public square/Art



Example: Public square/Art

Example: Public square/Art

WORKSHOPS

Two public workshops were held by the committee under the direction of urban design consultant, Michael Freedman.

At the first workshop in early July 1994, the committee established a series of goals for potential uses and development opportunities in the river corridor:

- Design an urban waterfront along which businesses and residential will focus on the river.
- Serve as a gathering place and provide for a lively pedestrian environment.
- Provide an attraction for tourists and residents.
- Encourage easy access to the river.
- Provide a more "natural" looking river.
- Improve channel walls of the river.
- Provide amenities including lighting, signage, landscaping, outdoor dining, public seating areas, and public art.
- Offer entertainment, special events and activities for all hours, all seasons and all ages.
- Provide a safe and clean environment.
- Serve as a special space attached to Virginia Street.
- Eliminate parking on the bridges.
- Plans should incorporate the availability of sun in the winter, shade in the summer.

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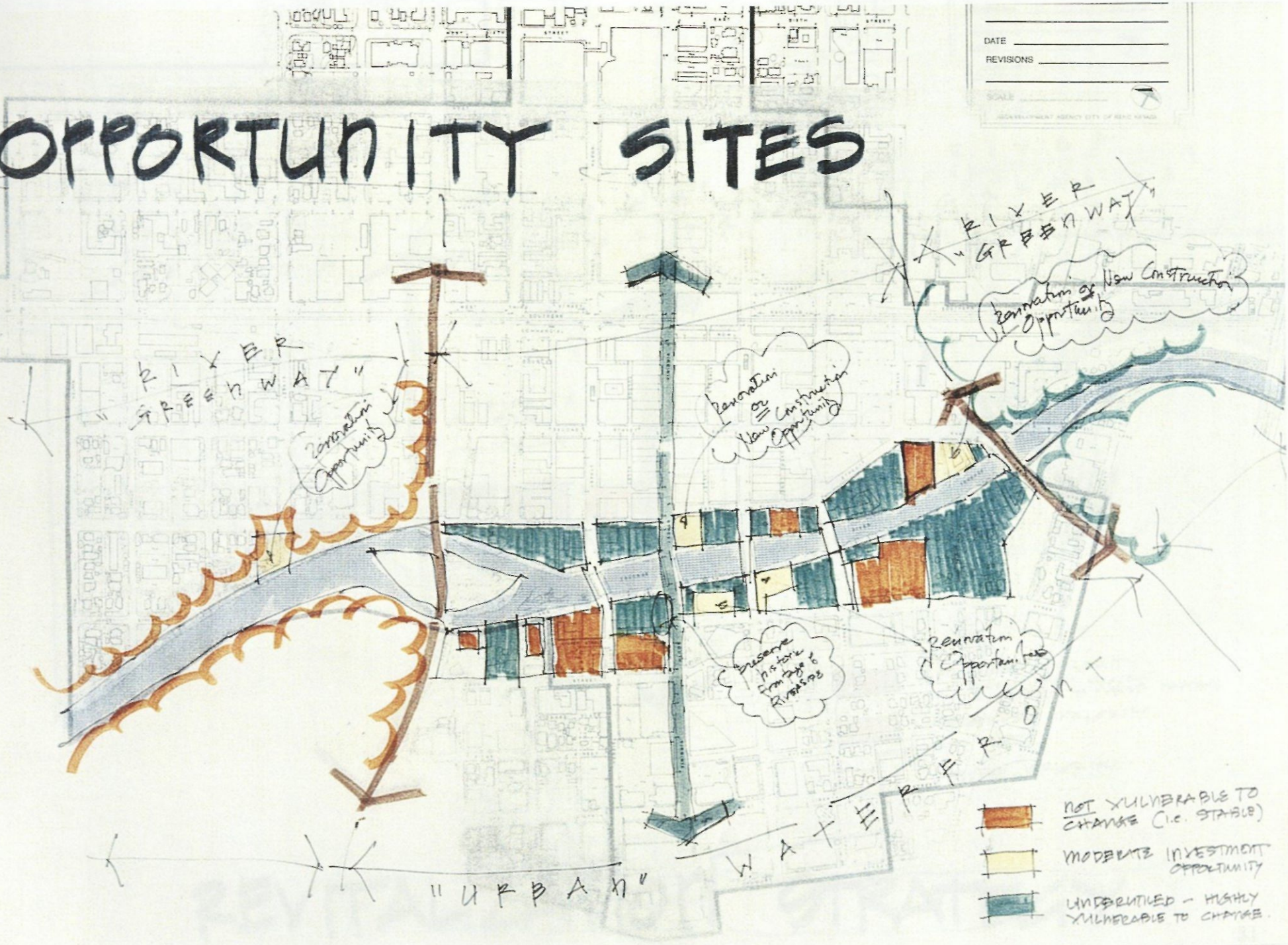
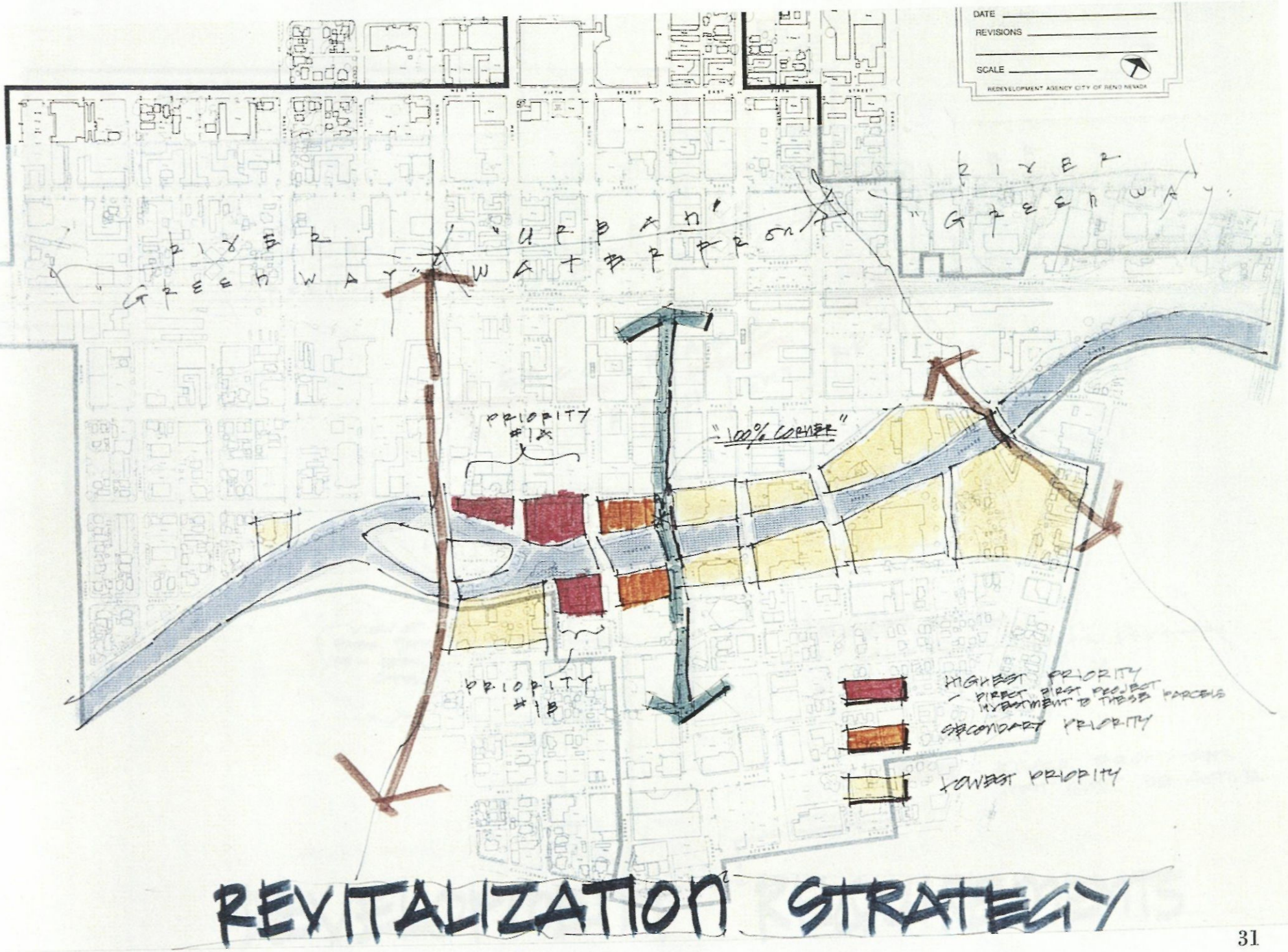
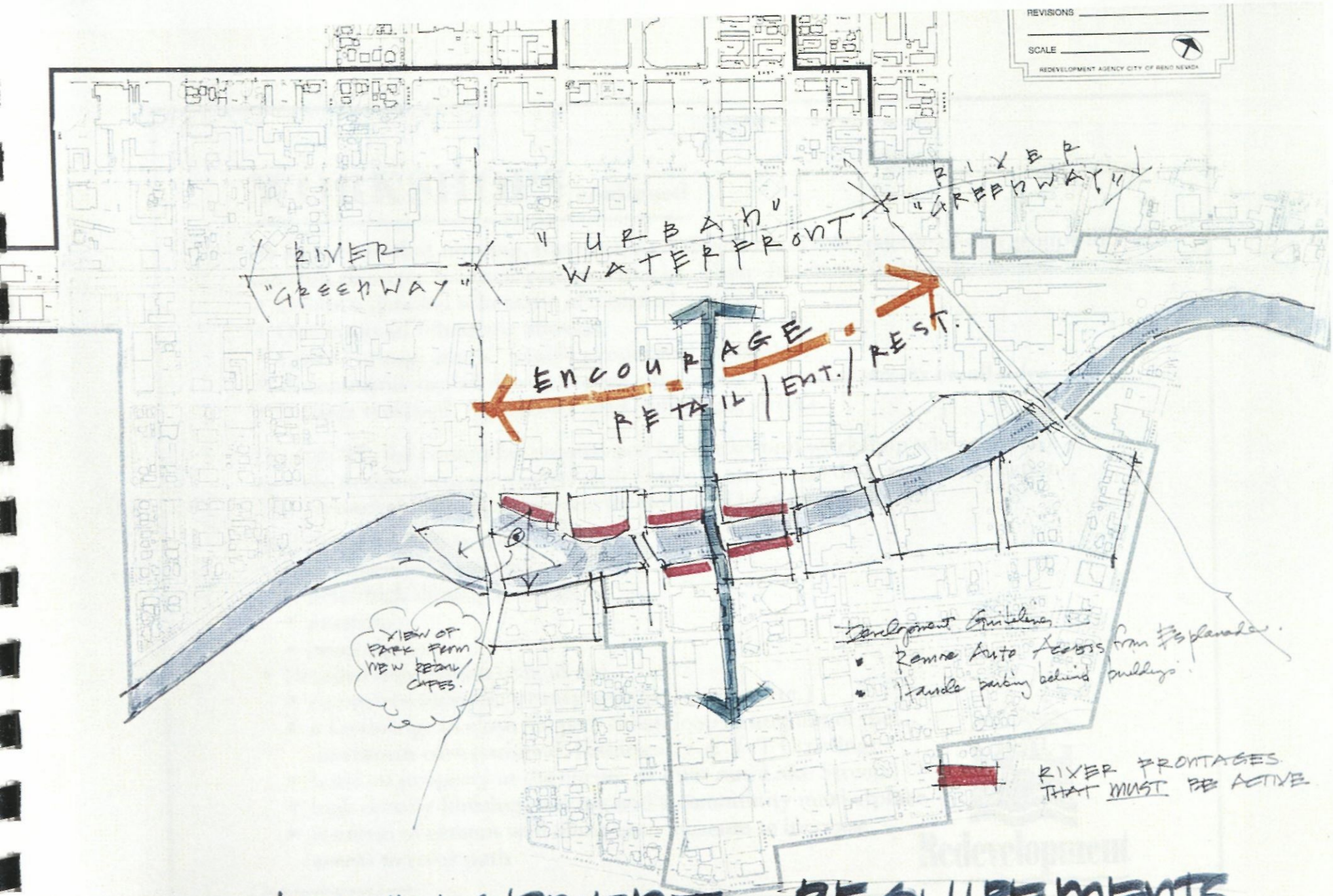
Redevelopment Agency of the City of Reno

OPPORTUNITY SITES





REVITALIZATION STRATEGY



DEVELOPMENT REQUIREMENTS

WORKSHOPS continued

As a result of that meeting, the committee divided into five specific design groups to develop concepts for their assigned blocks. Their functions included:

- Create a detailed schematic of assigned area
- One optional schematic allowed
- Leave "orange zones" (stable properties) untouched
- Recommend any/all changes to area bounded by nearest streets on all sides
- Include riverbed, esplanade, land, buildings, streets

On July 21, the committee reconvened for the second workshop where the five specific design groups reported their findings and made their recommendations. The recommendations they made for potential land uses included:

2nd Street to Mill to Lake to First

- Recommended land use
  - hotel/high density housing
  - museum
  - marketplace
- Detailed description of land use
  - commerce museum (transportation, mining, etc.)
  - a footbridge to close the pedestrian loop in and out of the downtown core (cultural, historical, e.g. V+T Crossing)
  - hotel on property at the corner of First and Lake Streets
  - high density housing/parking and a community marketplace
  - removal of cement wall along auto museum to increase access to river path

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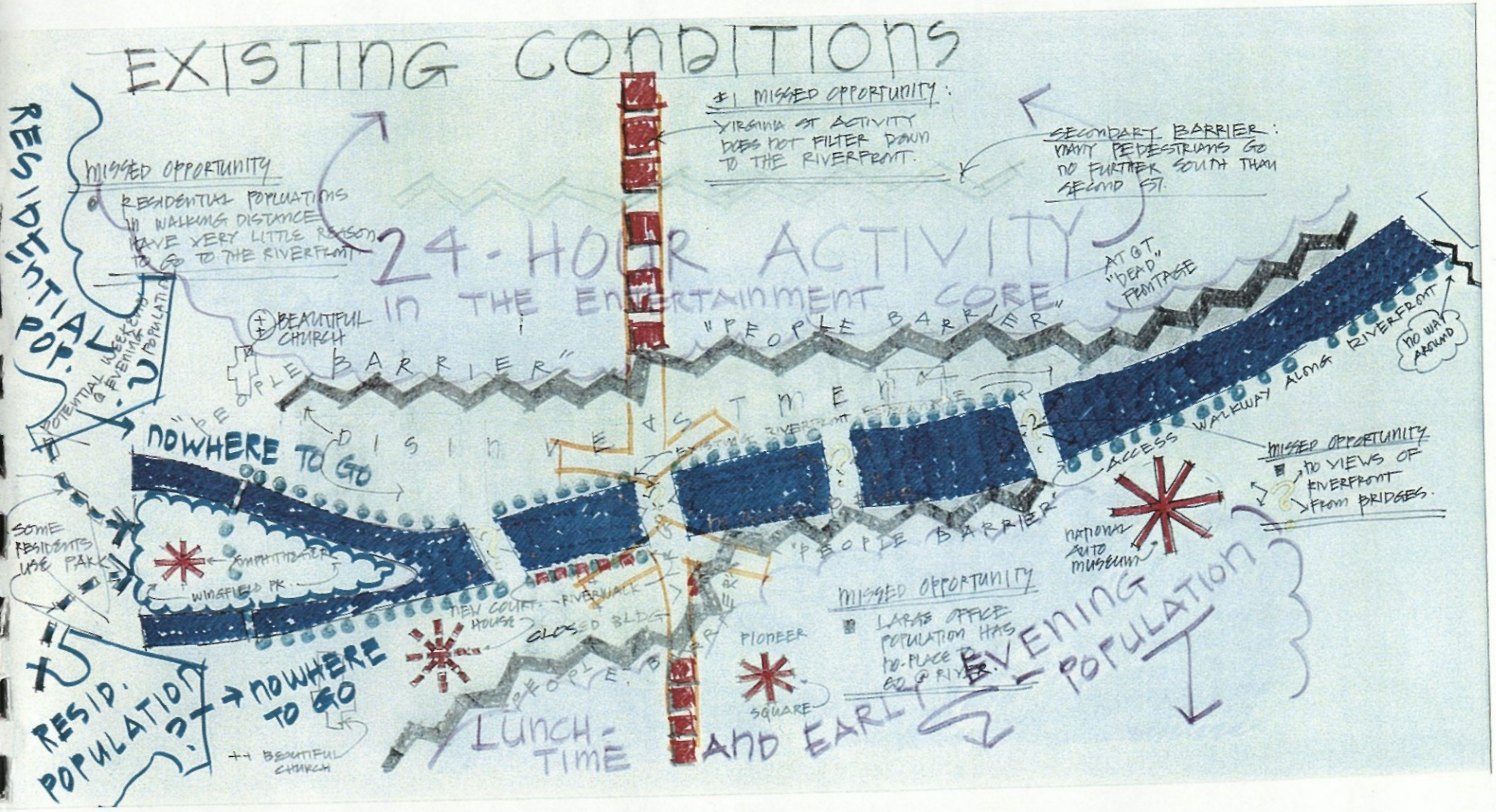
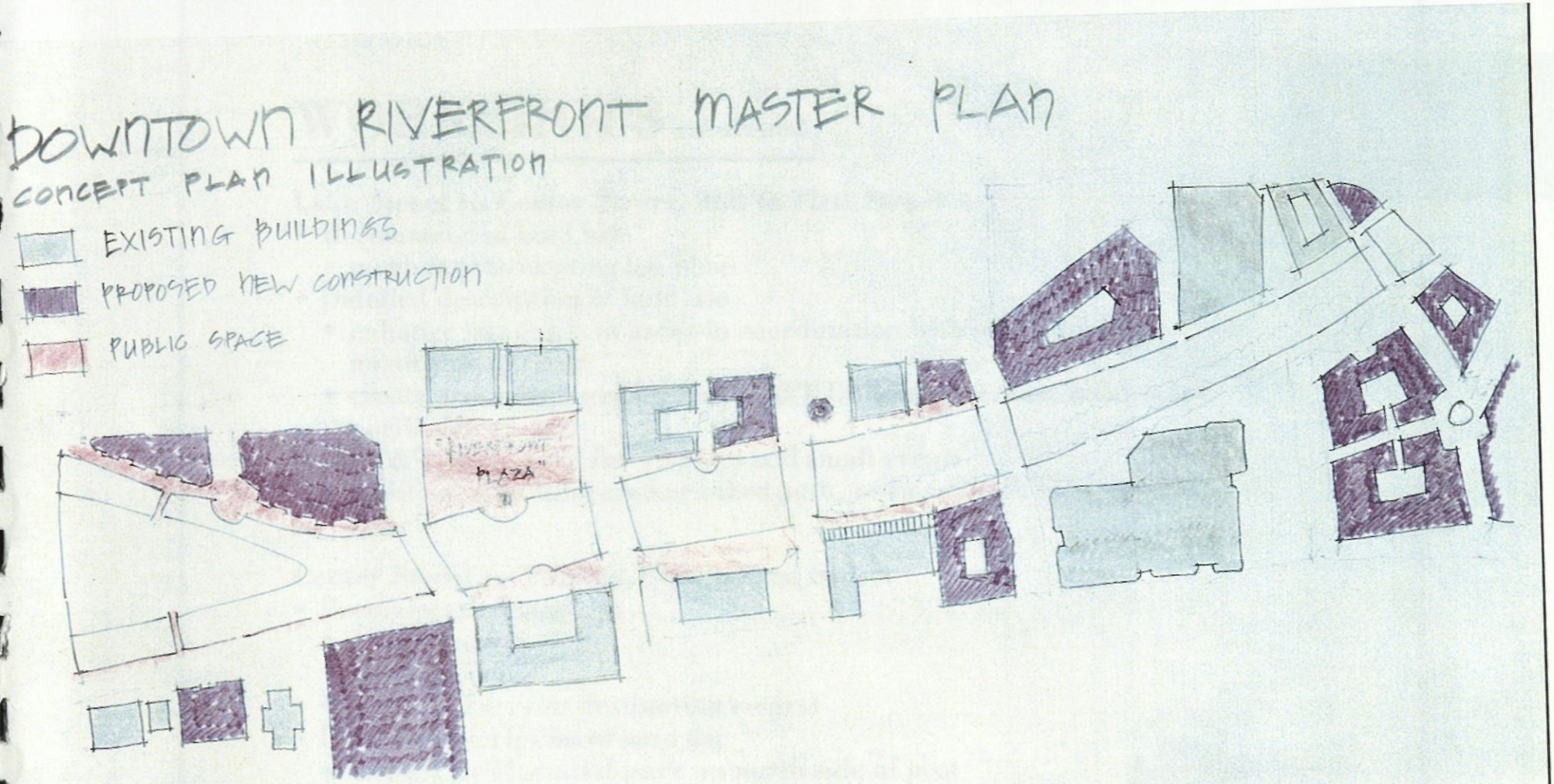

EXISTING CONDITIONS
24-HOUR ACTIVITY
IN THE ENTERTAINMENT CORE
#1 MISSED OPPORTUNITY:
VIRGINIA ST ACTIVITY DOES NOT FILTER DOWN TO THE RIVERFRONT.
SECONDARY BARRIER:
MANY PEDESTRIANS GO NO FURTHER SOUTH THAN SECOND ST.
MISSED OPPORTUNITY
RESIDENTIAL POPULATIONS IN WALKING DISTANCE HAVE VERY LITTLE REASON TO GO TO THE RIVERFRONT
RESIDENTIAL POP.
POTENTIAL WEEKEND & EVENING POPULATION
BEAUTIFUL CHURCH
"PEOPLE BARRIER"
AT&T "DEAD" FRONTAGE
NO WAY AROUND
ACCESS WALKWAY ALONG RIVERFRONT
MISSED OPPORTUNITY
NO VIEWS OF RIVERFRONT FROM BRIDGES.
NOWHERE TO GO
SOME RESIDENTS USE PARK
AMPHITHEATER
WINGFIELD PK
NEW COURT HOUSE
RIVERWALK
CLOSED BLDG
PIONEER SQUARE
NATIONAL AUTO MUSEUM
MISSED OPPORTUNITY
LARGE OFFICE POPULATION HAS NO PLACE TO GO @ RIVER
RESID. POPULATION ?
NOWHERE TO GO
BEAUTIFUL CHURCH
LUNCH-TIME
AND EARLY EVENING
POPULATION


DOWNTOWN RIVERFRONT MASTER PLAN
CONCEPT PLAN ILLUSTRATION
EXISTING BUILDINGS
PROPOSED NEW CONSTRUCTION
PUBLIC SPACE

WORKSHOPS continued

Lake Street to Center Street, Mill to First Street

- Recommended land use
  - no change to existing land use
- Detailed description of land use
  - enhance handrails to assist in coordination with other development on north side of river
  - create access to lower level of AT&T Building, increase landscaping on north side of river
  - AT&T Park, used for displays and small events
  - addition of cantilevered or other path, or boardwalk along south side of river

Center Street to Virginia, Mill to First Street

- Recommended land use
  - public facility
  - retail/office
  - hotel (full service destination resort)
- Detailed description of land use
  - Sister City Memorial park on north side of post office/south side of river
  - repair and implement ornate lights and scroll railings on Virginia, Arlington and Center Street bridges

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Reno Redevelopment Agency of the City of Reno

WORKSHOPS continued

- Mapes:
  - Scenario #1: keep hotel site, grand old European hotel with parking on east side of site, hotel on top, atrium incorporated into addition
  - Scenario #2: demolish hotel, keep specific moldings, railings and parapet design elements of hotel, block to stay a single building surrounded by Mapes-like architecture, atrium incorporated

Virginia to Sierra, Court to First Street

- Recommended land use
  - plaza
  - public facility/office/parking/retail
- Detailed description of land use
  - a Union Square-type plaza for street vendors, music, art exhibits, special events on north side
  - attractive landscaping, fenced area for security, special events
  - private development of Riverside into offices/new City Hall/retail/parking

Sierra Street to Arlington, Court to First Street

- Recommended land use
  - retail, restaurant, office space
- Detailed description of land use
  - retail, restaurant
  - active garden-type landscaping

Redevelopment Agency of the City of Reno

WHERE DO WE GO FROM HERE?

The Downtown River Corridor Committee makes the following recommendations and urges adoption by the Redevelopment Agency Board:

1. Adopt the following policy statements (Actual Statements page 41):
   - Policy Statement on Development Incentives
   - Policy Statement to Encourage Public/Private Partnership Agreements
   - Policy Statement on Minimum Instream Flow
   - Policy Statement for Advocacy of the River Corridor
   - Policy Statement to Encourage Supporting Plans to Develop the First Church of Christ Scientist for Cultural Activities
   - Policy Statement for Street Vendors and Performers in the Downtown Area
   - Policy Statement Encouraging Security Programs
   - Policy Statement to Encourage Public Space Replacement in Development Proposals
   - Policy Statement to Retain the Ambience of Riverside Drive
   - Policy Statement to Encourage Mixed Uses Along the River
   - Policy Statement Regarding Bridge Rehabilitations and Replacements
2. Adopt Design Guidelines established for the River Corridor and the Riverfront Square (Guidelines page 45).
3. Take immediate action to implement the following recommendations that can be achieved through policy modifications, other revenue sources and/or administrative oversight within existing operating budgets requiring no

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Redevelopment Agency of the City of Reno

WHERE DO WE GO . . . continued

additional capital expense:

- Zoning Ordinance Changes (Proposed Changes page 51)
- Vacant Property Maintenance
- Extend Police Presence
- Holiday Decorations
- Banners
- Recreational Facilities

4. Take action to make the following projects a priority as funds become available:

- River Maintenance $77,000 annually
  Trash removal, pruning, graffiti removal, aggredation removal (program to remove or rearrange excess gravel and cobble in river area).
- Eliminate on-bridge parking $150,000
  Remove on-street parking on Sierra, Virginia, Center and Lake Street bridges over the Truckee River.
- Acquire property/construct riverfront square $10 million
  Aquire property bound by Sierra, First, Virginia and Truckee River Lane. Remove existing structures and construct riverfront square.
- Minimum instream flow $4.50/acre feet/month (storage)
  City to negotiate consistent water flow to be supplied through donated water rights to be stored in upstream reservoirs. Renegotiation necessary to provide water in drought years.

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Reno Redevelopment Agency of the City of Reno

WHERE DO WE GO . . . continued

- **Minimum instream flow** — **$4.50/acre feet/month (storage)**
  City to negotiate consistent water flow to be supplied through donated water rights to be stored in upstream reservoirs. Renegotiation necessary to provide water in drought years.
- **Bridge & building lighting guidelines proposal** — **$2,000**
  Develop design standards for railing and lighting fixtures to be used on the Center, Lake and Virginia Street bridges. Develop a floodlighting standard for buildings along the river district area.
- **Hydraulic analysis** — **$50,000-120,000**
  Computerized model regarding floodwalls, bridges and channels.
- **Reconstruct floodwalls** — **$750,000/block**
  Aesthetic treatment with natural-looking rock-type appearance.
- **Additional restrooms** — **$100,000**
  Recommend the building of two double restroom facilities in the area of the Mapes/Post Office.
- **Grant Writer/River Project Facilitator** — **$30,000-40,000**
  The Redevelopment Agency should designate a part time grant writer/river project facilitator whose time would be devoted to working on behalf of downtown river corridor projects and to seeking federal or private foundation funding to leverage projects on the river.

Redevelopment Agency of the City of Reno

POLICY STATEMENTS

Downtown River Corridor Committee Development Policy

For the past one hundred years, development along the downtown banks of the Truckee River has ignored the natural assets of the river. It will not be easy to reverse this pattern without clearly identified incentives to encourage the type and quality of investment envisioned throughout the river corridor district. The following incentives, individually or in combination, could be used to encourage desirable development:

- **TAX INCREMENT INCENTIVE I: This incentive provides that a percentage of the new taxes generated during the first three years of a qualified project will be returned to the development to offset the higher costs of downtown development.**
- **TAX INCREMENT INCENTIVE II: This incentive provides that new tax increment generated by river district development can be directly applied to public improvements along the river.**

ONLY ONE TAX INCENTIVE PROGRAM CAN BE USED PER PROJECT

- **SITE ACQUISITION ASSISTANCE: This assistance provides that the Agency may use its powers of eminent domain to acquire parcels which would otherwise prevent qualified development projects from proceeding.**

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Redevelopment Agency of the City of Reno

POLICY STATEMENTS continued

- PRIORITY PERMIT PROCESSING: To provide a priority permitting process and review schedule for qualified projects.
- REDEVELOPMENT FACILITATOR: A Redevelopment Agency facilitator would be assigned to each qualified project to assist the developer through the development review process, including coordination of review team.
- SPECIAL USE PERMIT EXEMPTION: Allow the Community Development/Redevelopment Agency staff to give discretionary approval, in lieu of the special use permit process, for signage for qualified projects in the river corridor provided detailed guidelines for signage have been adopted by the Redevelopment Agency Board.
- WATER RIGHTS PROVISION: City of Reno/Redevelopment Agency can assist, but is not required to obtain, and/or provide a percentage for qualified projects.
- PARKING ASSISTANCE: City of Reno/Redevelopment Agency can assist, but is not required to obtain, and/or provide a percentage of off-river parking for qualified projects.
- AGENCY DEVELOPMENT PARTICIPATION: Agency may provide public right-of-way streetscape improvements for qualified projects.

Policy Statement to Encourage Public/Private Partnership Agreements
To encourage a public/private partnership in the economic revitalization of the Truckee River corridor. This being

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Redevelopment Agency of the City of Reno

POLICY STATEMENTS continued

accomplished through the following: creative economic incentives, tax increment redirection back to projects, assisted site assembly and preparation, public improvements for the development, developer assistance for an expeditious review process, flexible regulatory code changes to encourage new business and private investment and to support all concepts and ideas that will improve the appearance and ambience of the riverfront and enhance property values. All of the above utilizing Federal, State, County, City and private funding sources.

Policy Statement on Minimum Instream Flow
The City of Reno and its Redevelopment Agency find that it is necessary to maintain flows between the minimum and optimum flows as designated by the Nevada Division of Wildlife in order to preserve its investment in the downtown waterfront. In promoting the waterfront for future development, it is necessary to have water in the river, and that the water be lively and provide a sense of refreshment as well as flows for fish, birds, other wildlife, vegetation and outdoor recreation in the downtown corridor. The enjoyment of the river by residents and tourists alike is a key component of the downtown river corridor. If there is no water, there is no river or waterfront.

Policy Statement for Advocacy of the River Corridor
DRCC encourages the Redevelopment Agency Board to include a river advocate within the membership of the Citizens's Advisory Committee as a means to continue advocacy, oversight and review of river projects.

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Redevelopment Agency of the City of Reno

POLICY STATEMENTS continued

Policy Statement to Encourage Supporting Plans to Develop the First Church of Christ Scientist for Cultural Activities
To encourage the acquisition and renovation of the First Church of Christ Scientist located at 501 Riverside Drive on the Truckee River for civic and cultural activities. The church is a unique and appropriate existing development along the river within the Redevelopment area. It is consistent with the architectural and aesthetic concepts set forth in the Blueprint. The renovation of this historic property for cultural purposes will be a positive use of the river and building within the Truckee River corridor, and will greatly benefit and enhance the downtown area.

Policy Statement for Street Vendors and Performers in the Downtown Area
To encourage and support street vendors in the downtown Redevelopment Area; to assist vendors in the permitting process, including coordination with Washoe County Health Department and City of Reno Business License Division; to promote street vending in the river district to stimulate an active pedestrian atmosphere and further the economic revitalization of the Truckee River corridor.

Policy Statement Encouraging Security Programs
To encourage the development and implementation of security programs in the Downtown Area. This being accomplished by: development of public/private partnerships to form security districts, encourage programs such as Eyes & Ears,

(continued on next page)

Redevelopment Agency of the City of Reno

POLICY STATEMENTS continued

Neighborhood Watch and PIP, and coordinate with local businesses to discourage customers from giving money to panhandlers.

Policy Statement to Encourage Public Space Replacement in Development Proposals
To develop a land exchange program to replace outdoor public space that is used for new development within the river core area. Every effort shall be made to equate value and utility.

Policy Statement to Retain the Ambience of Riverside Drive
Riverside Drive is a quiet , mixed residential and small scale office and retail district that extends along the river west of downtown. The area has many old tree lined streets and older buildings that constitute a distinct urban contrast with the rest of downtown. Emphasis should be place on retaining that quieter, old atmosphere.

Policy Statement to Encourage Mixed Uses Along the River
Every effort should be made to combine retail, entertainment, specifically recommended commercial and residential building uses along the river to promote an around the clock liveliness and "eyes on the street" atmosphere.

Policy Statement Regarding Bridge Rehabilitations and Replacements
Reno has five bridges crossing the Truckee River in the downtown area. Probably all these bridges face replacement

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Redevelopment Agency of the City of Reno

POLICY STATEMENTS continued

or rehabilitation within the life of this plan. Because of the historic significance and because of the need to maintain flood capacity, it is important to increase flood capacity whenever possible. It is also critical to maintain at least the historical aspects of the railings and lights, especially on the Virginia, Center and Sierra Street bridges. The bridges should highlight the river rather than hide or detract from it. Parking should be removed.

Redevelopment Agency of the City of Reno

RIVER CORRIDOR DESIGN GUIDELINES

Recommended Design Guidelines for River Corridor

- Buildings should present their "best face" to the River.
- Frequently spaced access (doorways) is encouraged along the River and required along certain portions of the River designated for retail/restaurant/personal service use (for example, every 20-25 feet +/- where possible).
- No vehicles other than emergency or maintenance vehicles should be permitted on the River side of any building. Truck/service/dumpster access should be provided on the non-River sides of parcels or from internal alleys. These facilities should be screened from public view.
- Provisions for many views of the River from buildings should be incorporated into the design. Balconies on all floors are encouraged.
- Dining establishments should have direct River "access" and be encouraged to spill out onto the esplanade.
- The space between buildings and the River is to be designed to encourage pedestrian use.
- Outdoor dining on the ground level should be located outside of any "necessarypedestrian/bicyclist/emergency vehicle corridors to provide for some permanence of "amenities," like trees, lighting and heating.
- New River wall/railing design shall emphasize views of the River to the degree practical.

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Redevelopment Agency of the City of Reno

RIVER CORRIDOR DESIGN GUIDELINES continued

- Buildings of appropriate scale are encouraged to create a sense of enclosure along the"urban" River corridor with the south side of the River considering solar access/encroachment to protect the pedestrian environment in winter months.
- Architectural articulation should provide a pedestrian scale along the lower level(s) of buildings.
- Pavement patterns, lighting, landscape design and "street furniture" will be consistently designed along the esplanade.
- Parking should be eliminated along the bridges to provide for views to the River corridor and enlarge/enhance its pedestrian environment.
- Attractive night lighting is encouraged both on the esplanade and on/in adjacent buildings. A comprehensive lighting plan should be prepared for the River corridor.
- Art should be incorporated into design, not added as an afterthought.
- Publicly owned open space proposed for development or private use should be offset with additional public open space, of equal or better "value," elsewhere in the River corridor.

Redevelopment Agency of the City of Reno

RIVERFRONT SQUARE DESIGN GUIDELINES

Riverfront Square Design Guidelines
The Downtown River Corridor Committee has recommended that a town square be constructed on the north side of the Truckee River between Sierra and Virginia Streets. This riverfront square is to be central to the river corridor and is anticipated to stimulate activity all along the river by bringing people to the corridor.

In order to ensure that the composition of the square is consistent with the existing portion of the River Walk as well as the general intent of the committee, the Downtown River Corridor Committee recommends the following guidelines and criteria be incorporated into the square's design:

- The square shall be constructed in such a fashion that it can be utilized year around.
- The square is to function as both a special events venue as well as being available for the day-to-day use of the general public.
- The square shall be visually open and inviting to the public.
- The square shall have direct access to the river.

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Redevelopment Agency of the City of Reno

RIVERFRONT SQUARE DESIGN GUIDELINES continued

- The square will allow vendor permitting and have leasable space.
- The square shall have a stage for special events and ceremonies.
- The square shall have equipment such as microphones, speakers, and essential utility requirements for larger gatherings of people designed and built in.
- The square will be maintained on a continual basis. As part of this requirement, the grounds and pavement will be of a material which is easy to clean. Refuse control shall be constantly monitored and monies for weekend employees shall be set aside.
- The architecture will be of a timeless design.
- Limited vehicular access will be allowed for the staging of special events and the set-up and removal of related equipment.
- Provisions will be made for shaded areas which will allow for greater utilization during the hot summer months. This includes the planting of trees and artificial apparatuses which can be set up to provide shade.
- The square shall have the capability of providing high intensity lighting for safety and special events. The committee desires to have an "illuminating effect" which will draw anyone passing by to want to stop and check things out.

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Redevelopment Agency of the City of Reno

RIVERFRONT SQUARE DESIGN GUIDELINES continued

- The design of the River Walk shall be consistent with the general guidelines and themes adopted for the river corridor.
- The square should be fenced and gated for security when special events are held for a period of more than a day. The fencing should not visually close off viewing of the river or surrounding area.

The committee recommends that action be undertaken immediately to determine the cost of the proposed plaza and notify affected property owners of the city's intent.

The committee further recommends that a design competition be held using the above listed criteria as guidelines. The selection committee should be comprised of community members as well as several individuals who have served on the River Corridor Committee.

Redevelopment Agency of the City of Reno

ZONING ORDINANCE CHANGES

Recommended Zoning Ordinance Changes
The following are recommended changes to be inserted into the existing Reno Municipal Code (RMC) Book, Chapter 18.06, Zoning, at the request of the Downtown River Corridor Committee. Materials to be inserted are in *bold italics*.

Redevelopment Agency of the City of Reno

Sec. 18.06.030. Definitions.

(a) Certain words and phrases are defined and certain provisions shall be construed as herein set out unless it shall be apparent from the context that they have a different meaning. The word, "building" includes the word "structure;" the word "shall" is mandatory; the word "used" includes the words "arranged," "designed" or "intended to be used;" the word "construct" includes the word "erect," "reconstruct," "alter," "move in" and "move upon."

(b) The following definitions shall apply in this chapter:

(1) Abandoned sign means a sign which has not been maintained in accordance with the provisions of this ordinance for a period in excess of 90 days following legal notice from the zoning administrator to the owner of property and the owner of the advertising display that said sign does not meet minimum maintenance standards.

(2) Administrator means the planning director or other agent of the planning commission acting in a capacity as zoning administrator.

(3) Advertising display means any arrangement of Material or symbols erected, constructed, carved, painted, shaped or otherwise created for the purpose of advertising or promoting the interests of any person, persons, firm, corporation, or other entity, located in view of the general public. This definition shall include signs, billboards, posters, graphic advertising messages, advertising copy, accessory signs and similar displays, but shall not include courtesy bus benches bearing advertising placed in public rights-of-way and covered by the City of Reno/Regional Transportation Commission Franchise Agreement. Advertising structure means any structure or device erected for the purpose of supporting any sign or other advertising display, and the framework of the sign. For the purposes of sign or advertising display removal, such removal shall include advertising structures.

(4) Alley means a public thoroughfare or way having a minimum width of twenty (20) feet, or secondary means of access to abutting property.

(5) Apartment house means same as multiple dwelling.

(6) Auto service station means an area used exclusively for retail sales of fuels or oils, having storage tanks and pumps located thereon and including minor automotive repairs and washing, but not including body repairs or battery rebuilding.

(7) Back-to-back sign means a structure with two parallel and directly opposite signs with their faces oriented in opposite directions. A back-to-back sign shall constitute one off-premises sign or billboard.

(8) Boarding (or rooming) house means a building or portion thereof (not a hotel or motel) where, for reasonable compensation, lodging is provided for more than three (3) guests.

(9) Building means any structure having a roof supported by columns or walls and used for the enclosure of persons, animals or chattels, but not including a trailer (mobile home).

(10) Building, accessory means a detached subordinate building, the use of which is incidental to that of the main building, or a potential main building.

(11) Building height means the vertical distance from the average level of the highest and lowest points of that portion of the lot covered by the building to the ceiling line of the topmost floor.

(12) Building main means a building devoted to the principal use of the lot on which it is situated.

(13) Building setback means distance between the property line and the nearest portion of a structure on the property.

(14) Business means an operation conducted by an individual, partnership or corporation which functions as a single enterprise or activity or is owned and operated by a single individual, partnership or corporation. This definition applies to all sections of Title

18, including any that are described as "exceptions".

(15) Caliper - the diameter of a tree measured six inches above the ground.

(16) Child care facility means any place, home, institution or establishment in which children are received, cared for, or maintained for any period of time with or without compensation.

(17) Club means a nonprofit association of persons organized solely or primarily to render a service which is usually a commercial enterprise.

(18) Common kitchen development: A structure which contains one or more residential units in which each unit shares a kitchen with at least one other residential unit but no more than 3 other residential units, in the structure.

(19) Convenience store means a retail store containing less than 5,000 square feet of gross floor area that is designed and stocked to sell primarily food, beverages, and other household supplies to customers who purchase only a relatively few items (in contrast to a "supermarket"). It is designed to attract and depends upon a large volume of stop-and-go traffic. Illustrative examples of convenience stores are those operated by the "PDQ", 7-11" and "AM-PM" chains.

(20) Convention space is defined as that public area assigned to conventions and in no case includes service facilities such as kitchens or coat check rooms.

(21) Critical areas shall be defined as trapezoidal areas extending from the ends of runways as shown on the maps labeled Exhibit "C".

(22) Cut-out means any portion of an advertising display which portion is connected to but extends from the main body of the display.

(23) Display surface means the sum total of the geometric areas of the display surfaces which make up the total sign or advertising display. Any borders, outlines, frames, embellishments

or other similar material constituting an area in excess of ten percent of the area of the display surfaces shall be included in such sum total. Necessary supports or uprights shall be excluded.

(24) Dwelling means:

a. Generally: Any building or portion thereof used exclusively for residential purposes but shall not include hotels, clubs, boarding or rooming houses, fraternity or sorority houses, institutions or mobile homes.

b. Single family: A building used primarily as a place of residence which is either a single family detached dwelling or no more than two (2) attached single family dwellings where each dwelling has a separate entrance, is connected only with a vertical common wall and is situated on an individual lot.

c. Multiple: A building designed and used to house two (2) or more families, living independently of each other, including necessary employees of each such family.

d. Living unit: A building or portion thereof containing one kitchen designed or used to house not more than one family, including necessary employees of such family.

(25) Erect means to arrange, build, construct, attach, hang, paint, place, suspend, affix or otherwise establish an advertising display.

(26) Family means one person living alone; two (2) or more persons related by blood, marriage or legal adoption; a group of unrelated individuals not exceeding four (4) persons living together as a single housekeeping unit; or six or fewer persons who may be unrelated and are elderly or developmentally disabled and reside together as an independent support group. No more than two additional persons, who likewise need not be related to any of the elderly or developmentally disabled individuals as included in this definition,

but who serve as guardians or house parents, as required, shall also be construed as family for the purpose of this chapter.

(27) Fixed balloon sign means any lighter-than-air or gas-filled balloon attached by means of a rope or tether to a definite or fixed location.

(28) Focal centers are locales in the City where higher intensity land uses are concentrated.

(29) Gaming means any legally constituted gambling enterprise authorized under the state law, or other than the operation of twenty (20) or fewer slot machines when such machines are operated in a restaurant, bar, delicatessen, grocery store, convenience store, drug store, liquor store, bowling alley, hotel or motel, or a general merchandise store having greater than 3,000 square feet of retail floor space.

(30) Garage means:

a. Private: A space intended for or used by the private automobile of families resident upon the lot.

b. Public: A building for the repair or storage or hire of motor vehicles.

(31) Graphics means a display consisting of a painted design or approved material forming an integral part of the building which contains no message and is erected, displayed, attached or placed on a building and is intended to be in view of the public.

(32) Guest building means a structure occupying an accessory position on a lot, which contains no cooking facilities, and is used exclusively for housing members of a single family or their nonpaying guests. No reduction of side yards shall be allowed for this use regardless of other provisions of this chapter.

(33) Hazardous waste means any waste or combination of wastes, including solids, semisolids, liquids or contained gases, which:

a. Because of its quantity or concentration or its physical, chemical or infectious characteristics may:

1. Cause or significantly contribute to an increase in mortality or serious irreversible or incapacitating illness; or

2. Pose a substantial hazard or potential hazard to human health, public safety or the environment when it is given improper treatment, storage, transportation, disposal or other management.

b. Is identified as hazardous by the Nevada Department of Conservation and Natural Resources as a result of studies undertaken for the purpose of identifying hazardous wastes.

The term includes, among other wastes, toxins, corrosives, flammable materials, irritants, strong sensitizers and materials which generate pressure by decomposition, heat or otherwise.

(34) Hardscape - decorative materials included within a landscape area such as large boulders, public art, decorative walkways, turf blocks, and plazas.

(35) Hospital means a building used for accommodation of sick, injured or infirm persons, including clinics, sanitaria, convalescent and rest homes.

(36) Hotel means a building occupied or intended to be occupied for compensation, as the temporary residence for transient guests, primarily persons who have residence elsewhere, with interior hall and lobby, and with access to each room from such interior hall or lobby.

(37) Junkyard means any space used for storage, abandonment or sale of junk, scrap material or similar waste, including the dismantling, demolition or abandonment of automobiles, other vehicles, machinery or parts.

(38) Kitchen means a room used for cooking or the preparation of food.

(39) Landscape Material - Living material including, but not limited to, grass, ground covers, shrubs, vines, hedges or trees. Non-living materials including, but not limited to, rocks, gravel, sand, tile, bricks, wood, textured hard surfaces and water features.

(40) Loading space means an off-street space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of vehicles while handling merchandise or materials.

(41) Lot means a distinct part or parcel of land divided with the intent to transfer ownership or for building purposes and which abuts upon a means of access.

a. Front line: narrowest lot dimension fronting on a street.

b. Width: distance between the side lot line measured at right angles to the lot depth at a point midway between the front and rear line.

c. Depth: distance between the front and rear lot lines measured in the mean direction of the side lines.

(42) Massage therapy means a professional occupation that, for the purposes of this Chapter, when licensed and operated in accordance with Reno Municipal Code, Chapter 4, Massage Establishments, shall be deemed to meet the criteria for a professional office use.

(43) Minor change means a change in a development which is not substantial in nature.

(44) Mobile home means a structure, intended for use as a dwelling, eight (8) feet or greater in width and twenty-eight (28) feet or greater in length, designed to be movable but not self-motive.

(45) Mobile home park means a parcel or tract of land having as its principal use the rental, leasing or occupancy of space by two (2) or more mobile homes on a permanent or semipermanent basis, including accessory buildings, or uses customarily incidental thereto.

(46) Mobile home subdivision means a subdivision of land, platted in conformance to NRS chapter 278 and applicable city ordinances for the purpose of providing mobile home lots.

(47) Mobile sign means a sign attached to or suspended from any type of vehicle, other than normal lettering identifying the business owning or served by the vehicle. Such signs shall not include those normally painted on or attached permanently to a franchised mass-transit vehicle or taxicab, nor shall mobile signs include special events signs.

(48) Model home - a single family dwelling, which is open to the general public for viewing within specified times on a regular basis and which was constructed for the purpose of encouraging the sale of similar homes within the same development.

(49) Motel means a building occupied or intended to be occupied, for compensation, as the temporary residence for transient guests, primarily persons who have residence elsewhere, with access to each room or unit from an outside porch or landing (whether or not such outside porch or landing is enclosed with screen, glass, plastic or similar material) and with accessible parking spaces on the premises, or adjacent premises under the same ownership, for each unit, as provided for in this chapter.

(50) Nonconforming sign or advertising display means a sign or advertising display which was validly installed under ordinances in effect prior to the effective date of the ordinance codified in this chapter, but upon such effective date such sign became in conflict with the provisions of this chapter.

(51) Off-premises sign means any sign, billboard or advertising display and supporting structure making a service, product, event, or other entity known which is not principally sold, available, or otherwise provided on the premises on which the sign is located.

(52) Parcel of land means any unit or contiguous units of land in the possession of or recorded as the property of one person.

(53) Parking Lot, Patron: Any building, structure, outdoor space, uncovered plot, place, lot, parcel, yard, or enclosure or any portion thereof, on the same or adjacent property and provided exclusively for the use and convenience of persons doing business at or with a business establishment and for which no charge to park is made and whether or not a ticket must be validated.

(54) Parking Lot, Public: Any building, structure, outdoor space, uncovered plot, place, lot, parcel, yard or enclosure, or any portion thereof, where motor vehicles may be parked, stored, housed or kept, for which any charge is made, and which is open to the general public.

(55) Parking Lot, Semipublic: Any building, structure, outdoor space, uncovered plot, place, lot, parcel, yard or enclosure, or any portion thereof, where motor vehicles are parked, stored, housed or kept pursuant to agreement with the owner, operator, or manager and for which a charge is made on a daily, weekly or monthly rate.

(56) Parking space: See parking diagram in section 18.06.340.

(57) Portable freestanding sign or A-frame sign means a sign that is mounted on wheels or otherwise designed to be movable and is not structurally attached to the ground, a building, a structure, or to any other sign. Such a sign may or may not be in the configuration of an A. Such sign shall not include special events signs.

(58) Premises means a parcel of property.

(59) Public building means any structure used in the legislative, judicial, administrative, or regulatory activity of the City of Reno, County of Washoe, State of Nevada, or United States Government.

(60) Public meal facilities are any use of land whether in a structure, tent or any enclosed or unenclosed private or public area, where for no charge or for only a token charge (provision of meals where the charge for the meal is less than the actual cost to provide the meal) meals are provided to the public for a period exceeding more than 24 days in any year.

(61) Public space means the total qualifying area within a hotel/casino which is accessible to the public, consisting of the area devoted to lobby, retail stores, restrooms, meeting and exhibitor rooms, restaurants, entertainment areas, indoor sports and recreation areas, and any other square footage determined to be qualifying public area.

(62) Recreational vehicle park means a parcel or tract of land, having as its principal use the transient rental or occupancy of space by two (2) or more recreational vehicles, including accessory buildings, structures, or uses customarily incidental thereto.

(63) Required area means the minimum area of a lot or parcel necessary to permit its use under the provisions of the respective zoning district. Area devoted to access or roadway easements shall not be included in the required area.

(64) Required width means:

a. The average width of a lot which is shown as part of a subdivision recorded as a final map; or

b. An average width of:

1. One hundred fifty (150) feet in zone M-E;

2. Eighty (80) feet in zone R-1b and E-1;
3. Seventy (70) feet in zone R-1a;
4. Fifty (50) feet in any other zone set forth in this chapter.

c. The width of a parcel of land which is not a part of a recorded subdivision, provided that the person having right of possession of such parcel neither owns nor has a right of possession of any contiguous parcel of property, and further provided that the deed or contract of sale by which such property was defined is dated prior to the effective date of the original city land use ordinance.

(65) Roof line means the top edge of the roof, or top of the parapet, or the top of a mechanical penthouse, or any structure which is an integral part of the building, forming the top line of the building silhouette.

(66) Roof sign means any sign located on the roof, of a building and either supported by the roof or by an independent structural frame. A sign which is attached flat against the wall of a penthouse or other similar roof structure or architectural blade shall not be considered a roof sign.

(67) Room means an unsubdivided portion of the interior of a dwelling, excluding bathrooms, kitchens, closets, hallways and porches.

(68) School means an institution of learning which offers instruction in the several branches of learning required to be taught in the public schools of the state.

(69) Service Station means any building, land area or other premises, or portion thereof, used or intended to be used for the dispensing or sale of vehicular fuels or the sale or installation of lubricants, tires, batteries and similar accessories, but not including body repair or battery rebuilding.

(70) Sign means an outdoor advertisement making a material or service known.

(71) Special event means any show, exhibition, fair, carnival, theatre, or similar activity of a temporary nature.

(72) Stacked sign means two or more off-premises signs affixed to the same standards which are not back-to-back signs and which vary in height from the ground.

(73) Street means a public thoroughfare thirty-six (36) feet or more in width which affords a primary means of access to abutting property.

(74) Structure means any construction except a tent, trailer (mobile home) or vehicle.

(75) Time share estate means a feehold ownership in property divided for the purpose of selling time share intervals (tenants in common, time span ownership, interval ownership), whereby such possession circulates among purchasers of the time share intervals according to a fixed or floating time schedule on a periodic basis for a specific period of time during any given year, but not necessarily for consecutive years, and which extends for a period of time in excess of three (3) years in duration.

(76) Truckee River Downtown Overlay District, the core of which shall be named the River Core District and balance shall be named the River District. See Exhibit. [Map of the Districts shall be included in the code book.]

(77) Time share project means any real property that is subject to a "time share use" or time share estate".

(78) Time share use means any contractual right of occupancy which does not fall within the definition of a time share estate including, without limitation, a vacation license, prepaid hotel reservation, club membership, limited partnership, or vacation bond whereby such use or occupancy circulates among purchasers of the time share intervals according to a fixed or floating time schedule on a periodic basis for a specific period of time during any given year, but not necessarily for consecutive years, and which

extends for a period of time in excess of three (3) years in duration.

(79) United States or other flag. Sign does not include the flag of the United States of America, the State of Nevada, Washoe County, City of Reno, City of Sparks, or other organizational or official flag, nor any support frame or standard which is used exclusively for display of any such flag. Such definition does not remove responsibility for appropriate permits as required by the city.

(80) Wall sign means a sign painted on, attached to, or erected against the face or wall of a building with the face of the sign in a parallel plane with that of the building face or wall.

(81) Wind sign means any display or series of displays, banners, flags, balloons or other objects designed and fashioned in such a manner as to move when subjected to wind pressure.

(82) Yard means an open space on the same lot or parcel with the building, extending from the building to the nearest lot line, to be unoccupied and unobstructed except as provided in section 18.06.060.

a. Front yard means a yard which abuts a street, a freeway or an access easement.

b. Rear yard means a yard which abuts an alley or is parallel or nearly parallel to the front yard. On corner lots which do not abut an alley, there will be no rear yard.

c. Side yard means a yard other than the above which is perpendicular or nearly perpendicular to a front yard.

Exhibit "D" illustrates a variety of lot types and indicates which are the front, rear and side yards.

Section 18.06.050. General provisions.

(a) Building height:

(1). Requirements of this chapter shall not apply to church spires, belfries, cupolas, domes, chimneys, flues or flagpoles, or to water towers, radio towers, and the like, except where such may be deemed a hazard.

(2) Requirements of this chapter shall not apply to parapet walls extending four (4) feet or less above the limiting height of the building on which they rest, or to bulkheads, elevator towers, one-story penthouses, water tanks or similar structures, provided that the aggregate floor area of such structures is not greater than one-half of the total roof area.

(3) Churches, schools and public buildings may exceed maximum height limitations of the respective zoning districts subject to the issuance of a special use permit.

(4) For the purpose of establishing maximum building height, there shall be four levels of focal centers:
Level 1 - The downtown area as identified in Exhibit B.

Level 2 - An area within 1/4 mile (measured property line to property line) from the Reno-Sparks Convention Center.

Level 3 - An area within 1/4 mile (measured property line to property line) of Washoe Medical Center, Meadowood Mall, Parklane Mall and the Reno-Cannon International Airport terminal building and its adjoining parking lot.

Level 4 - The University of Nevada-Reno.

In R-4, R-5, P-F, G-O, C-2, C-3, HC and HCD zones, building heights within focal centers may exceed the maximum height listed in the underlying zone, subject to the specific criteria in the individual zones and the following criteria:

a. The structure shall not create a hazard to air navigation or result in an increase in the operating minimums of the Reno-Cannon International Airport as determined by the Federal Aviation Administration.

b. The maximum heights for each focal center shall be:

Level 1 -	----
Level 2 -	175 feet
Level 3 -	150 feet
Level 4 -	120 feet

c. Building height greater than 55 feet shall require the approval of a special use permit.

(b) Area regulations:

(1) No lot or parcel shall be so reduced in area as to be less in any dimension than is required by the requirements applicable to the zoning district in which such lot is located, unless a special use permit for cluster development has been approved.

(2) Cluster development may not result in an overall increase in development density/intensity than would have been otherwise permitted by the zoning district in which the lot or parcel is located.

(3) No portion of any lot or parcel of land which is a part of the required area for an existing building shall be used as a part of the required area of any other lot or parcel or proposed building. When a portion of any lot or parcel is sold or transferred and the area of that portion or the portion remaining no longer conforms to the required area as defined in the zoning district in which such lot or parcel is located, the portion sold or transferred and the portion remaining shall be considered as one parcel only in determining the permissible number and location of buildings allowed to be placed on both parcels.

(c) Yard requirements:

(1) No required yard or open space around an existing building or any building hereafter erected, shall be considered a yard or open space for any other building on an adjoining lot or parcel.

(2) Where yards are required by this chapter, they shall be open and unobstructed from the ground to the sky, except as provided in subsection (c)(1) of this section.

(3) Front yards:

a. On through lots, either end lot line may be considered the front line, in which case the minimum rear yard shall be not less than the required front yard in the district in which such lot is located.

b. There shall be no planting, fences, shrubbery or other obstruction to vision more than three (3) feet higher than curb level within twenty (20) feet of the intersection of any two (2) streets on any corner lot, as provided in Reno Municipal Code Section 6.06.090(d).

c. On a corner lot, yards abutting streets shall be considered as front yards.

d. Cornices, canopies, chimneys, eaves or other similar architectural features may extend into a required front yard not to exceed two (2) feet.

(4) Side yards:

a. Outside stairs or landing places, if unroofed or unenclosed, may extend into required side yard for a distance not to exceed three (3) feet.

b. Cornices, canopies, chimneys, eaves or similar architectural features may extend into a required side yard not to exceed two (2) feet.

(5) Rear yards:

a. An outside stair or landing place, if unroofed or unenclosed, may extend into rear yard a distance of not to exceed five (5) feet.

b. Cornices, canopies, chimneys, eaves or other similar architectural features may extend into a required rear yard not to exceed two (2) feet.

(d) Lighting.

(1) Any lighting facilities shall be so installed as to reflect away from adjoining properties. Covers must be installed on all lighting fixtures and lamps must not extend below the bottom of the cover.

(2) Light standards in or within 100 feet of residential zones shall not exceed twelve (12) feet in height. Additional standard height may be permitted by the administrator provided such lights are a sharp cutoff lighting system (see example below).

(3) No rotating searchlights shall be permitted in any district, except that a temporary permit for such searchlights may be issued by the administrator for a period not to exceed three (3) days. No more than three such permits may be issued for the same location within a one-year period. ***Within the River Core District rotating searchlights or other intense lighting systems may be permitted by special use permit.***

(4) Outside of the downtown area as identified on Exhibit "B", no flashing or animated lighting is permitted on a structure above 35 feet except for FAA required lighting. Stationary floodlighting of the structure is permissible so long as nothing else is floodlighted and the lighting is screened in a manner which is architecturally compatible with the structure.

(e) Ditches.

(1) Property abutting or adjoining any water supply ditch shall have fifty-four (54) inch fencing, approved by the city engineer as reasonably nonclimbable and safe, such fencing to have tension wires along both top and bottom, or other adequate means of protection to the specifications of the city engineer, where any water supply ditch constitutes a hazard to the life, limb and safety of the people of the city, such installation to be completed and approved prior to any occupancy other than purely for the purpose of construction.

(2) Where property abutting or adjoining any water supply ditch is a park, recreational area or is otherwise open to public use, the city engineer may, for good cause consistent with public health and safety, waive or modify the requirements in subpart (1) above.

(f) Parking lots:

(1) All off-street parking facilities in zone classifications R-3, R-5, C-1, C-2, C-3 and M-1 shall be reviewed by a committee composed a planning commission zoning administrator, the chief building superintendent and the

traffic engineer. The committee, in approving any parking facility, may require conditions which, in the committee's opinion, will prevent material damage or prejudice to adjacent properties.

(2) Unless otherwise specified, all off-street parking requirements and regulations shall be as provided in section 18.06.340.

(3) No at-grade off-street parking shall be permitted on any property situated in River Core District or River District within 650 feet of the monumented edge of the Truckee River. Automobile parking may be permitted in basements or in automobile garages above the first floor. Parcels acquired by the Redevelopment Agency for re-use may be used as off-street parking lots on an interim basis provided that they are properly paved and landscaped with temporary landscape material.

(g) Common kitchen developments:

(1) A kitchen in a common kitchen development may not be shared by more than four (4) bedrooms.
(2) Each bedroom in a common kitchen development constitutes a dwelling unit.

(h) Shading. Outside of the downtown area as identified in Exhibit B:

(1) Structures which exceed 35 feet in height shall not cast a shadow on residentially zoned property between the hours of 10:00 a.m. and 2:00 p.m. on December 21.

(2) No structure may cast a shadow on public parks or plazas between the hours of 10:00 a.m. and 2:00 p.m. on December 21.

Shading. Inside the downtown area.

(1) No structure shall be constructed on the south side of the Truckee River in the River Core District or the River District so as to cast a shadow, northerly of the north line of the Truckee River as monumented, between the hours of 10:00 am and 2:00 pm on December 21.

(i) Structure signage: Outside of the downtown area as identified on Exhibit "B", no flashing or animated signage is permitted on a structure above 35 feet. Only non-flashing, non-animated, non-wind activated signature/identification signage will be permitted above 35 feet, which will be limited to one sign per building face.

(j) Loudspeakers: Except for public facilities and churches, no loudspeaker or outdoor call box shall be permitted if such device is audible from any residentially zoned property.

(k) Open Space. Each owner of a project which includes open space shall deed restrict the use of such property to preclude its future use for anything other than open space or recreational purposes; and such deed restriction shall not be amended or open space reduced or withdrawn from such use without the consent of the City Council.

(l) Public Transit Facilities.

(1) Where a use or development would result in the need for public transit, the owner shall dedicate and construct bus turn-outs in accordance with City standards.

(2) Public transit or school bus shelters shall be permitted in any zoning district if approved by the administrator.

(m) Satellite dishes. Any satellite dish installed or placed subsequent to the adoption of this provision shall comply with the following:

(1) No satellite dish shall be placed in the front yard of any parcel.

(2) The diameter of the satellite dish in residential districts shall not exceed 10 feet.

(3) Only one satellite dish shall be permitted per parcel in residential districts.

(4) The satellite dish shall comply with the setback requirements for accessory buildings.

(5) The satellite dish may not be placed on a building within a residential district.

(n) Trash Enclosures.

(n) Trash Enclosures.

(1) Trash enclosures shall be constructed with any commercial, office, public building, multi-residential or industrial development, unless otherwise exempted by this section, to the standards identified in the Public Works Design Manual and the requirements of Reno Municipal Code Section 12.16.500.

(2) Trash enclosure locations shall be indicated on the plans accompanying any application and the plans submitted for building permit approval. Developments generating 10 or more yards or more of trash per receptacle within any pickup cycle shall construct one or more trash enclosures to the drop box/compactor standard. Development generating less than 10 yards of trash per receptacle within any pick up cycle shall construct one or more trash enclosures to the dumpster standard.

(3) A temporary trash receptacle may not be used in any zoning classification, unless a permit is obtained from the building official. Temporary trash receptacle permits shall only be issued for the removal of debris from new construction, remodeling, tenant improvement and demolition activities. Plans must be submitted showing the number and location of temporary trash receptacles, prior to the issuance of a temporary trash receptacle permit.

(4) No trash enclosure access shall be permitted on the riverside of any property situated in the River Core District or River District. Trash receptacles shall be located on the side of buildings away from the River. Individual trash receptacles intended for public use, may be located on the plaza, esplanade or other outdoor spaces.

(o) Mechanical Equipment: All mechanical equipment, such as but not limited to air conditioners and heating units, shall be screened from view of streets and residential areas at all times. This section shall apply to mechanical equipment located on rooftops, at ground level and at any other position upon the structure with the exception of single family dwellings and window or wall mounted air conditioners in residential uses. Such

screening shall be architecturally compatible with the structure and window mounted air conditioners/heaters in non-residential buildings shall be considered screened if such equipment consists of a color and material which blends with the rest of the structure and if such equipment does not extend greater than six (6) inches beyond the plane of the building.

(p) Architectural standards.

(1) A single family dwelling which has the same appearance or a mirrored reverse appearance as another single family dwelling facing the same street may not be constructed within 100 feet of the property line of such single family dwelling.

(2) Nonresidential developments adjacent to residentially zoned property or streets shall be constructed such that the facade design, including rooflines and roof treatments, is consistent on all sides of the building.

(3) No advertising signage shall be permitted on the rear of any nonresidential building adjacent to residentially zoned or used property.

(4) Structures constructed on pad sites within a shopping center shall be architecturally compatible with the main structure(s) within the shopping center.

Sec. 18.06.250. Arterial Commercial.

(a) Purpose: The purpose of this zoning district is to provide for commercial and service enterprises that generate large volumes of automobile traffic and are dependent upon direct or indirect access to major arterials.

(b) Permitted Uses:

(1) Automobile repair establishments. All repair must take place within an enclosed building. ***Not permitted in either the River Core District or River District.***

(2) Bakery, retail (baking on premises with all baked goods sold at retail on premises).

(3) Barber and beauty salons.

(4) Child care facilities.

(5) Churches.

(6) Convenience service establishments such as tailoring, shoe repair and the like.

(7) Cultural facilities (including art galleries, libraries and museums) and/or publicly owned buildings.

(8) Financial institutions.

(9) Fitness centers.

(10) Funeral parlors. ***Not permitted in either the River Core District or River District.***

(11) Hospitals.

(12) Laundry pick-up establishments (no laundering on the premises); laundromats; and small-scale dry cleaning establishments not exceeding 2,000 square feet in size and provided they are not located within 1/4 mile of any existing dry cleaning establishment, unless a new dry cleaning establishment is the result of the relocation of an existing facility with spacing similar to that of the existing conditions, the District Health Department issues a permit for the facility, and the

owner of the property where the existing facility is currently located provides written assurance that another dry cleaning establishment will not move into the vacated space. This written assurance must be notarized and specifically state the owner's intent to abandon any nonconforming use pursuant to Section 18.06.380.

(13) Motels.

(14) Private clubs and lodges.

(15) Professional, business, financial, civic or public utility offices.

(16) Quick-copy establishments.

(17) Recreational vehicle parks.

(18) Residential uses above the first floor.

(19) Restaurants, with or without cocktail lounges.

(20) Satellite or microwave stations provided they are located on top of buildings of 3 stories or greater in height.

(21) Schools and colleges.

(22) Service stations. ***Not permitted in either the River Core District or River District.***

(23) Theatres (no drive-in theatres).

(24) Video arcade (no gaming devices).

(25) Video rental establishments.

(26) Wholesale or retail sales establishments, including office supply stores. All merchandise shall be stored and displayed within a building. Wholesale or retail sales establishments may include incidental processing, repair and rental activities provided that they are accessory and subordinate to the sales use, and provided that all storage, processing and repair of merchandise occurs within the principal building.

(27) Accessory uses which are incidental to and customarily associated with the above permitted uses.

(c) Uses requiring a special use permit:

(1) Amusement parks.

(2) Automobile body repair, including painting. ***Not permitted in either the River Core District or River District.***

(3) Automobile, mobile homes and/or recreational vehicle sales/rental establishments. ***Not permitted in either the River Core District or River District.***

(4) Bars.

(5) Bowling alleys, skating rinks, golf driving ranges or other similar recreational facilities.

(6) Car washes. ***Not permitted in either the River Core District or River District.***

(7) Collection stations. Such facilities shall not include any processing of materials collected. ***Not permitted in either the River Core District or River District.***

(8) Convenience stores.

(9) Drive-through facilities. ***Not permitted in either the River Core District or River District.***

(10) Freestanding automated teller machines.

(11) Laboratories.

(12) Overhead power lines carrying more than twenty-five (25) kv. ***Not permitted in either the River Core District or River District.***

(13) Pet stores, pet grooming establishments and/or veterinarian offices or clinics (no outside kennelling).

(27) Accessory uses which are incidental to and customarily associated with the above permitted uses.

(c) Uses requiring a special use permit:

(1) Amusement parks.

(2) Automobile body repair, including painting. ***Not permitted in either the River Core District or River District.***

(3) Automobile, mobile homes and/or recreational vehicle sales/rental establishments. ***Not permitted in either the River Core District or River District.***

(4) Bars.

(5) Bowling alleys, skating rinks, golf driving ranges or other similar recreational facilities.

(6) Car washes. ***Not permitted in either the River Core District or River District.***

(7) Collection stations. Such facilities shall not include any processing of materials collected. ***Not permitted in either the River Core District or River District.***

(8) Convenience stores.

(9) Drive-through facilities. ***Not permitted in either the River Core District or River District.***

(10) Freestanding automated teller machines.

(11) Laboratories.

(12) Overhead power lines carrying more than twenty-five (25) kv. ***Not permitted in either the River Core District or River District.***

(13) Pet stores, pet grooming establishments and/or veterinarian offices or clinics (no outside kennelling).

(14) Plant nursery. All outside display or storage of merchandise shall be screened from off-premises view.

(15) Pool or billiard parlors.

(16) Uses operating more than seventeen (17) hours per day.

(d) Parking: Unless otherwise specified, all off-street parking requirements and regulations shall be as provided in section 18.02.580.

(e) Height limitations:

(1) The maximum building height shall be fifty-five (55) feet unless the property is located within a focal center.

(2) For properties located within a focal center, building height greater than fifty-five (55) feet shall require the approval of a special use permit.

(3) For properties located within a Level 2 or a Level 3 focal center, the maximum building height shall be limited by the following criteria:

a.

Land Area of Site (acres)	Building Height in Focal Centers Level 2 (feet)	Level 3 (feet)
Less than 1	55	55
1 - 1.99	70	70
2 - 2.99	85	85
3 - 3.99	100	100
4 - 4.99	110	110
5 - 5.99	120	120
6 - 6.99	130	130
7 - 7.99	140	140
8 - 8.99	150	150 maximum
9 - 9.99	160	
10 - 10.99	170	
11+	175 maximum	

b. Additionally, any structure proposed to be more than 120 feet in height may be increased

in height if both of the following criteria are met and then only by the height possible under the most restrictive criterion:

1. Percent of gross site landscaped	Maximum height permitted
15%	120 feet
16%	130 feet
17%	140 feet
18%	150 feet
19%	160 feet
20%	170 feet
21%	175 feet

2. Shadows cast between the hours of 10 a.m. and 2 p.m. on December 21 of each year must be confined within the boundaries of the subject site.

(e) Required Width: Fifty (50) feet.

(f) Yards. Except as provided in sections 18.02.640 and 18.02.780, minimum yards shall be:

(1) Front - Ten (10) feet which shall be comprised entirely of landscaping.

(2) Side - Buildings must be placed either on the side lot line or a minimum of ten feet away. If the building is located adjacent to a residentially zoned property, the minimum setback shall be ten (10) feet comprised entirely of landscaping, or a minimum setback as provided in (4) below, whichever is greater.

(3) Rear - Buildings must be placed either on the rear lot line or a minimum of ten feet away. If the building is located adjacent to a residentially zoned property, there shall be a minimum setback of ten (10) feet comprised entirely of landscaping, or a minimum setback as provided in (4) below, whichever is greater.

(4) In the event that the site is adjacent to residentially zoned property and is located outside of the downtown area as identified on Exhibit B, the minimum side and/or rear yard setbacks shall be determined by utilizing a

1:1 height/setback ratio for that portion of any building which exceeds 15 feet in height. When the site adjoins residentially zoned property, the ten feet adjacent to the property line shall be landscaped. The additional setback shall be measured starting at the ten (10) foot side or ten (10) foot rear setback line.

Sec. 18.06.260. CC Community Commercial.

(a) Purpose: The purpose of this zoning district is to provide for general commercial and service enterprises for the community at large.

(b) Permitted Uses:

(1) Automobile repair establishments. All repair must take place within an enclosed building. ***Not permitted in either the River Core District or River District.***

(2) Bakeries, wholesale or retail.

(3) Barber and beauty salons.

(4) Boarding houses.

(5) Bus or other transportation terminals (no repair of vehicles). ***Not permitted in either the River Core District or River District.***

(6) Car washes. ***Not permitted in either the River Core District or River District.***

(7) Child care facilities.

(8) Churches.

(9) Convenience service establishments such as tailoring, shoe repair and the like.

(10) Cultural facilities (including art galleries, libraries and museums) and/or publicly-owned buildings.

(11) Financial institutions.

(12) Fitness centers.

(13) Funeral parlors. ***Not permitted in either the River Core District or River District.***

(14) Laundry and dry cleaning establishments. Dry cleaning establishments shall not be located within 1/4 mile of any other existing dry cleaning establishment, unless a new dry cleaning establishment is the result of the relocation of an existing facility with

spacing similar to that of the existing conditions, the District Health Department issues a permit for the facility, and the owner of the property where the existing facility is currently located provides written assurance that another dry cleaning establishment will not move into the vacated space. This written assurance must be notarized and specifically state the owner's intent to abandon any nonconforming use pursuant to Section 18.06.380.

(15) Maintenance, repair and renovation businesses within an enclosed building.

(16) Open lot parking. ***Not permitted in either the River Core District or River District.***

(17) Pet stores, pet grooming establishments, and/or veterinarian offices or clinics (no outside kenneling).

(19) Plant nursery. All outside display or storage of merchandise shall be screened from off-premises view.

(20) Printing (including quick-copy establishments), reproduction or publishing establishments.

(21) Private clubs and lodges.

(22) Professional, business, financial, civic or public utility offices.

(23) Recording studios.

(24) Rental businesses within an enclosed building.

(25) Residential uses above the first floor.

(26) Restaurants with or without cocktail lounges.

(27) Satellite or microwave stations provided they are located on top of buildings of 3 stories or greater in height.

(28) Schools and colleges.

(29) Service stations. ***Not permitted in either the River Core District or River District.***

(30) Theaters (no drive-in theaters).

(31) Video arcade.

(32) Video rental establishments.

(33) Wholesale and retail sales establishments, including office supply stores. All merchandise shall be stored and displayed in a building. Such establishments may include incidental processing, repair and rental activities provided that they are accessory and subordinate to the use and provided that all storage, processing and repair of merchandise occurs within the principal building.

(34) Accessory uses which are incidental to and customarily associated with the above permitted uses.

(c) Uses requiring a special use permit:

(1) Automobile body repair, including painting. ***Not permitted in either the River Core District or River District.***

(2) Bars.

(3) Collection stations. Such facilities shall not include any processing of materials collected.

(4) Convenience stores.

(5) Drive-through facilities. ***Not permitted in either the River Core District or River District.***

(6) Freestanding automated teller machines.

(7) Laboratories.

(8) Tattoo parlors, body painting and the like. ***Not permitted in either the River Core District or River District.***

(9) Overhead power lines carrying more than 25 kv. *Not permitted in either the River Core District or River District.*

(10) Pawn shops.

(11) Pool or billiard parlors.

(12) Power substations and other public facilities. *Not permitted in either the River Core District or River District.*

(13) Taxidermists.

(14) Uses operating more than 17 hours per day.

(d) Parking. Unless otherwise specified, all off-street parking shall be as provided in section 18.02.580.

(e) Height limitations:

(1) The maximum building height shall be 55 feet unless the property is located within a focal center.

(2) For properties located within a focal center, building height greater than 55 feet shall require the approval of a special use permit.

(3) For properties located within a Level 2 or a Level 3 focal center, the maximum building height shall be limited by the following criteria.

a.

Land Area of Site	Building Height in Focal Centers	
	Level 2	Level 3
Less than 1 acre	55 feet	55 feet
1 acre - 1.99 acres	70 feet	70 feet
2 acres - 2.99 acres	85 feet	85 feet
3 acres - 3.99 acres	100 feet	100 feet
4 acres - 4.99 acres	110 feet	110 feet
5 acres - 5.99 acres	120 feet	120 feet
6 acres - 6.99 acres	130 feet	130 feet
7 acres - 7.99 acres	140 feet	140 feet
8 acres - 8.99 acres	150 feet	150 feet maximum
9 acres - 9.99 acres	160 feet	
10 acres - 10.99 acres	170 feet	
11+ acres	175 feet maximum	

b. Additionally, any structure proposed to be more than 120 feet in height may be increased in height if both of the following criteria are met and then only by the height possible under the most restrictive criterion:

1.

Percent of gross site landscaped	Maximum Height permitted
15%	120 feet
16%	130 feet
17%	140 feet
18%	150 feet
19%	160 feet
20%	170 feet
21%	175 feet

2. Shadows cast between the hours of 10 a.m. and 2 p.m. on December 21 of each year must be confined within the boundaries of the subject site.

(f) Required Width: Fifty (50) feet.

(g) Yards. Except as provided in sections 18.02.640 and 18.02.780, minimum yards shall be:

(1) Front - Five (5) feet which shall be comprised entirely of landscaping.

(2) Rear - Buildings must be placed either on the rear lot line or a minimum of ten feet away. If the building is located adjacent to a residentially zoned property, then there shall be a minimum setback of ten (10) feet comprised entirely of landscaping, or as provided in (4) below, whichever is greater.

(3) Side - Buildings must be placed either on the side lot line or a minimum of ten feet away. If the building is located adjacent to a residentially zoned property, the minimum setback shall be ten (10) feet comprised entirely of landscaping, or as provided in (4) below, whichever is greater.

(4) In the event that the site is adjacent to residentially zoned property and is located

outside of the downtown area as identified on Exhibit B, the minimum side and/or rear yard setbacks shall be determined by utilizing a 1:1 height/setback ratio for that portion of any building which exceeds 15 feet in height. When the site adjoins residentially zoned property, the ten feet adjacent to the property line shall be landscaped. The additional setback shall be measured starting at the ten (10) foot side or ten (10) foot rear setback line.

Sec. 18.06.262. CB Central Business.

(a) Purpose: The purpose of this zone is to provide for commercial uses in Downtown Reno which complement the hotel/casinos in the area and create a vibrant pedestrian atmosphere in order to assure the continuation of Downtown Reno as the most intense focal center in the community.

(b) Permitted uses:

(1) Bakeries, retail (baking on premises with all baked goods sold at retail on premises).

(2) Barber and beauty salons.

(3) Bars.

(4) Boarding houses.

(5) Bus or other transportation terminals (no repair of vehicles). ***Not permitted in either the River Core District or River District.***

(6) Churches.

(7) Convenience service establishments such as tailoring, shoe repair and the like.

(8) Cultural facilities (including art galleries, libraries and museums) and/or publicly owned buildings.

(9) Financial institutions.

(10) Fitness centers.

(11) Motels.

(12) Private clubs and lodges.

(13) Professional business, financial, civic or public utility offices.

(14) Quick-copy establishments.

(15) Recording studios.

(16) Residential uses above the first floor.

(17) Restaurants, with or without cocktail lounges.

(18) Retail sales establishments, including office supply stores. All merchandise shall be stored and displayed in a building.

(19) Satellite or microwave stations provided they are located on top of buildings of 3 stories or greater in height.

(20) Schools and colleges.

(21) Theatres (no drive-in theatres).

(22) Accessory uses which are incidental to and customarily associated with the above permitted uses.

(c) Uses requiring a special use permit:

(1) Child care facilities.

(2) Open lot parking. ***Not permitted in either the River Core District or River District.***

(3) Overhead power lines carrying more than 25 kv. ***Not permitted in either the River Core District or River District.***

(4) Pawn shops.

(5) Service stations. ***Not permitted in either the River Core District or River District.***

(d) Parking. Unless otherwise specified, all off-street parking requirements and regulations shall be as provided in Section 18.02.580.

(e) Locational criterion: CB zoning will be permitted only within the downtown area as identified in Exhibit B.

(f) Required retail uses. In order to maintain a healthy central business area, retail stores are essential in certain parts of the downtown area. Within required retail areas as designated on the Official Zoning Map, retail, personal service establishments or restaurants are required as the predominant use at the ground floor or pedestrian level of buildings. All such retail sales establishments, personal service establishments, or restaurants shall be directly accessible from the sidewalk, plaza or other public open space.

(g) Limitation on blank walls. In order to avoid a monotonous pedestrian environment, blank walls at pedestrian level are prohibited in certain locations. In those areas designated on the Official Zoning Map, at least 50 percent (50%) of the width of a new or reconstructed first story building wall facing a street shall be devoted to pedestrian entrances, display window or windows affording views into retail, office, restaurant or lobby space.

(h) Open lot parking. Special use permits for open lot parking may be granted only for a period of three years. Requests to continue usage beyond that period shall require the approval of a new special use permit, which cannot exceed three years in duration. Existing open lot parking areas must apply for a special use permit in accordance with this subsection within three (3) years of the effective date of this code.

(i) Height limitation: 55 feet. Building height may be increased above 55 feet, subject to the issuance of a special use permit.

Sec. 18.06.266. HCD Hotel Casino Downtown.

(a) The purpose of this zone is to foster the development of the types of hotel/casinos which contribute to the continuation of Downtown Reno as the most intense focal center in the community and which create a vibrant pedestrian atmosphere in the downtown. Among the characteristics of developments in this zone would be substantially greater densities than those permitted outside of the downtown area and high-rise structures.

(b) Permitted Uses:

(1) Hotels with or without gaming.

(2) Accessory uses customarily incident to the above uses including retail shops.

(c) Conditions under which the above uses may be established: Approval of a special use permit pursuant to Section 18.06.050(g)(1)b.

(d) Operator: Each application for a special use permit shall include the name(s) of the person(s) and/or firm which will operate the hotel/casino.

(e) Parking:

(1) Hotels - .75 parking space per room plus 1 parking space per 500 square feet of casino and commercial area.

(2) General retail and services - 1 parking space per 1,000 square feet of gross floor area, plus 1 per each service or delivery vehicle.

(3) Bus Parking -

a. The applicant must address the need for bus parking to serve the facility and provide an adequate area to accommodate bus parking.

b. The operator of the hotel/casino will assure that buses on or adjacent to the premises are not permitted to run their engines except while in transit or while loading or unloading passengers.

(f) Locational Criteria: HCD zoning will be permitted only within the downtown area as identified in Exhibit B.

(g) Gaming Space: A maximum of 37,500 square feet of gaming area will be allowed without requiring an increase in the minimum number of rooms. Expansion of the gaming area beyond the 37,500 square feet will require the construction of additional quality rooms over 301 by the proportionate ratio of 125 square feet of gaming space to each room up to a maximum of 500 rooms at which point no additional rooms will be required.

(h) Minimum Room Requirement: There shall be a minimum of 301 hotel rooms per facility. Existing motels licensed as of April 9, 1984, however, shall receive credit for up to a maximum of 200 rooms for the purpose of meeting this requirement.

(i) Public Space: A minimum ratio of 1:1 (one square foot to one square foot) of public space to gaming space shall be maintained. Gaming space may not exceed public space until a maximum of 37,500 square feet of public space is reached.

(j) Height Limitation: 55 feet. Building height may be increased above 55 feet, subject to the issuance of a special use permit.

(k) Signage: Retail shops within a hotel may have show windows visible from the outside of the building, but not signage. ***Omit in River Core District.***

Section 18.06.340. Parking and loading.

(a) Permanently maintained off-street parking facilities shall be provided in accordance with the provisions of this section. When existing buildings are enlarged, off-street parking and loading facilities shall be provided in accordance with the provisions of this section for the enlargement. When existing residential structures are converted to office or commercial use or from single family use to multi-family residential use, off-street parking shall be provided in accordance with the provisions of this section. When approving a business license from one permitted use within a zone to another permitted use, additional parking in accordance with this section may be required when the administrator determines that the new use would result in a substantial increase in parking demand.

(b) Unless otherwise specified, all required off-street parking shall be located on the premises.

(c) Unobstructed access to a public right-of-way shall be provided, intersecting the right-of-way at an angle of approximately ninety (90) degrees. All driveways must be paved. Except for variations approved by the administrator, driveway approaches shall comply with city standards and shall be a minimum of 14 feet in width for one-way traffic and 24 feet in width for two-way traffic. Two-way access lanes shall be a minimum of twenty (20) feet in width; one-way access lanes shall be a minimum of fourteen (14) feet in width or as approved by the fire chief. Except in conjunction with a single family or duplex residential use, no parking area shall require or encourage a vehicle to back over the property line into the public street right-of-way.

(d) Public and semi-public parking lots, service areas, loading spaces, drive-in businesses, automobile, mobile home, recreational vehicle and boat sales and storage areas shall be developed in accordance with the provisions of this section, and shall be subject to review and approval by the administrator. Persons operating a public or semipublic or patron parking lot shall post and maintain at each entrance to such parking lot a permanent sign suitable to apprise persons using same of the following:

(1) Use of a recreational vehicle for sleeping and dwelling purposes while parked on this parking lot is unlawful: City Code 18.12.090.

(2) Violation constitutes a misdemeanor and is punishable by law.

Such signs shall first be approved by the administrator and shall be illuminated so as to be easily readable and noticeable.

A person establishing a public or semi-public parking lot shall maintain at each entrance to such parking lot a permanent sign approved by the administrator suitable to apprise persons using the same of the following information:

(1) The hours of the day or night during which the parking lot is open for business.

(2) Rates charged for parking (if any charge is made) and when more than one rate is charged, or a sliding rate scale is charged, the figures and letters stipulating each rate shall be of uniform size and dimensions, and shall be not less than six (6) inches in height and three (3) inches in width.

(3) If vehicles in violation of parking rules will be towed from such parking lot, such sign must state this information. If vehicles will be towed, the name and telephone number of the operator of such parking lot who may be contacted if a vehicle is towed must be stated.

(4) If the parking lot is used exclusively as a patron parking lot, such information as to properly advise the users of the terms and conditions of such use.

Every person establishing or maintaining a public or semi-public parking lot shall furnish to the police department the name and telephone number of the operator or owner who may be contacted if any emergency arises.

(e) Automobile off-street parking spaces shall be a minimum of eight and one-half (8 1/2) feet wide by twenty (20) feet long, or nine (9) feet wide by nineteen (19) feet long. Thirty-five (35) percent of the required spaces may be designed for compact vehicles eight (8) feet wide and fifteen (15) feet long. Alternative parking stall sizes may be provided in parking garages that are specifically designed to meet a project's expected needs to the approval of the administrator. Layout shall conform to the attached "Exhibit A". Adequate ingress, egress, on-premises circulation and maneuvering areas shall be provided. A two (2) foot vehicle overhang may be permitted where parking abuts a sidewalk with a minimum width of six (6) feet. Wheel stops or

other measures to the approval of the administrator shall be provided eighteen (18) inches from landscaped areas.

(f) Each off-street parking space designed for the exclusive use of compact vehicles shall be signed or marked "Compact Car".

(g) Accessible parking.

(1) a. Except as provided in (1)b. below, all parking areas shall provide accessible parking spaces in accordance with the following table:

Total Parking Required	Required Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% of total
1001 and over	20 plus 1 for each 100 over 1000

b. Facilities providing medical care, such as hospitals, clinics, and medical offices shall provide accessible parking equal to at least 10 percent of the total number of parking spaces provided serving each facility; facilities that specialize in treatment or services for persons with mobility impairments shall provide accessible parking equal to at least 20 percent of the total number of parking spaces provided serving each facility.

(2) One in every eight accessible spaces shall be van accessible, unless Option 2 is selected below. If only one accessible space is required, that space shall be van accessible.

(3) Minimum dimensions of accessible parking spaces shall be as provided by either of the two options detailed below:

Option 1: All accessible parking spaces shall be a minimum of 96" (8 feet) wide, with an adjacent access aisle with a minimum width of 60" (5 feet) which may be placed between two accessible spaces so as to serve both spaces.

Van accessible spaces shall be a minimum of 96" (8 feet) wide, with an adjacent access aisle which is a minimum of 96" (8 feet) wide which may also be placed between two van accessible spaces so as to serve both spaces.

Option 2: All accessible parking spaces shall be a minimum of 132" (11 feet) wide with an adjacent access aisle with a minimum width of 60" (5 feet), which may be placed between two accessible parking spaces so as to serve both spaces.

NOTE: If this option is selected, then the provision of van accessible spaces is not required.

(4) All accessible parking spaces shall be clearly identified with signs as described in the accessible parking sections of NRS 484 and RMC 6.06.525(b), with a painted symbol and located within 100 feet of the building entrance. Van accessible spaces shall have an additional sign reading "Van-accessible" mounted below. All signs shall be located so they cannot be obscured by a vehicle parking in the space or by surrounding vegetation.

(5) All accessible parking spaces shall provide a minimum vertical clearance of 98" (8 feet, 2 inches) at the parking space(s) and along at least one vehicle access route to such spaces from site entrance(s) and exit(s).

(6) All accessible parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 (2% in all directions.

(7) Whenever accessible parking is provided, an accessible route shall also be provided which connects accessible parking spaces with main building entrances. This route shall consist of walking surfaces with a slope no greater than 1:20, marked crossings at driveways and other vehicular routes, access aisles, ramps, curb ramps, and/or any other element which is determined by the administrator to be necessary to allow a person with a mobility impairment to travel from the accessible parking spaces to the main building entrances.

(8) Except for commercial uses with parking lots consisting of five spaces or less, existing commercial uses whose on-site parking is not in conformance with this subsection shall provide accessible parking in accordance with (1) thru (6) above by February 1, 1993.

(h) All off-street parking areas shall be surfaced with a minimum of two (2) inches of asphaltic concrete compacted to ninety-five (95) percent maximum density as determined by ASTM D 1074. Said asphaltic concrete shall be placed over six (6) inches of crushed aggregate base compacted to ninety-five (95) percent maximum density as determined by Nev. T-101. In order to reduce air and water pollution, soil erosion and street sweeping costs, all existing unpaved areas which are used for off-street parking or storage of vehicles shall be paved in accordance with this section within nine (9) months of notice given by the administrator. Temporary construction equipment parking in association with a construction project is exempt. No unpaved areas may be established as parking areas following the effective date of this ordinance.

(i) Whenever more than 10% of an existing parking area is repaved or reconstructed, excluding top seal or restriping, the parking area shall be brought into conformance with landscaping requirements for parking lots. Whenever the requirements of this section and the landscaping requirements are in conflict, this section will prevail with the exception of the requirement for five (5) feet of landscaping adjacent to public rights-of-way.

(j) Portland cement concrete curbing shall be provided to prevent free roll onto public rights-of-way, overhang beyond property lines, or perimeters of landscaped areas.

(k) A wooden or masonry fence as determined by the administrator shall be required to provide a barrier between off-street parking or storage uses and properties residentially zoned or used.

(l) All parking areas with more than ten (10) spaces shall be lighted for security in accordance with Section 18.06.050. The lights must be designed and maintained to produce at least .1 foot-candle of light at pavement level throughout the parking area. Potentially hazardous locations must be individually illuminated with at least .3 foot-candle of light.

(m) Off-street parking or storage areas shall be so maintained as to prevent accumulation of debris or litter.

(n) Off-street parking areas shall be striped or otherwise marked so that individual spaces and driving lanes are clearly indicated. Directional markers shall be painted on the driveway surface or placed on standards as required by the administrator.

(o) Tandem parking will only be permitted in association with single family dwellings or duplex use or valet parking in conjunction with a hotel/casino with a full time attendant(s). Valet parking shall comply with all provisions of this section except that tandem parking stall sizes of eight (8) feet wide by eighteen (18) feet long shall be permitted.

(p) Whenever possible, parking shall be provided in the rear of lots.

(q) Parking areas adjacent to arterial streets shall be screened by either a landscaped berm or a masonry wall of three (3) feet in height located at the perimeter of the parking area.

(r) Interior circulation in parking lots shall be designed such that stacking on arterial or collector streets does not occur as the result of vehicular movements within such parking lots.

(s) Off-street loading areas shall be provided for all non-residential developments of 30,000 square feet or more in gross floor area. Each off-street loading area shall consist of at least one space, ten (10) feet by forty-five (45) feet, with a fourteen (14) foot height clearance for each 30,000 square feet of gross floor area. Such off-street loading areas shall not conflict with pedestrian or vehicular circulation.

(t) It shall be unlawful for an owner of a building or land use affected by this section to cause or permit the discontinuance or reduction of required parking or loading facilities without the establishment of acceptable alternative parking or loading facilities which meet the requirements of this section.

(u) Any development which includes 600 or more parking spaces shall either:

(1) Place a minimum of 70% of the spaces in excess of 600 within a parking garage; or

(2) Provide a fifteen foot wide landscape area around the perimeter of the parking area which includes a 2 foot high berm and an additional 10 square feet of landscape area for each

parking space in excess of 600. Such additional landscape area shall be placed in the interior of said parking area.

(v) No development which requires 20 or more parking spaces shall exceed the number of parking spaces required by this section by more than 10%, unless justified to the satisfaction of the administrator.

(w) Off-street parking requirements, non-downtown area: (D/U means dwelling unit)

(1) Residential uses:

a. Single-family residence--1 per bedroom.

b. Multiple residences--1.25 per efficiency D/U (no separate bedroom); 1.5 per 1 bedroom D/U; 2 per 2 bedroom D/U; 2 per 3 bedroom D/U; 2 plus .5 per each bedroom for D/U larger than 3 bedrooms; 1 per 10 D/U guest parking.

c. Common kitchen development--1.25 parking spaces per bedroom plus one guest parking space per 10 bedrooms.

d. Congregate care or senior citizen housing (Publicly owned or subsidized or privately owned and deed restricted to limit the use to senior or congregate housing)--1/2 per bedroom and 1 per employee per largest shift plus 1 per 5 D/U guest parking.

e. Mobile homes--2 per mobile home.

f. Boarding house; sorority, etc.--1 per each 2 beds.

g. Dormitories--1 per each 2 beds.

h. Rest homes; skilled nursing facility--1 per each 4 beds plus 1 per employee on largest shift.

(2) Commercial uses:

a. General retail, wholesale and services--1 per 200 square feet of gross floor area.

b. Offices:

1. Professional--1 per each 250 square feet of gross floor area.

2. Medical professional--1 per employee and 6 per physician in attendance during operating hours.

c. Food and beverage service:

1. Low-volume sit-down restaurant (customer turnover typically hourly or longer)--1 per each 3 seats plus one per employee on largest shift
2. Lounge area--1 per each 100 square feet
3. High-volume restaurant (customer turnover typically less than hourly)--13 per 1,000 square feet plus 1 per employee on largest shift.

d. Hospitals--1.25 per each bed

e. Bowling alleys--4 per lane

f. Financial institutions--1 per 250 square feet gross floor area

g. Motels--1 per room

h. Hotels--.8 per room plus parking as required for other uses in the hotel

i. Theaters--1 per each 3 seats

j. Child care facility--1 per employee plus 1 space of drop-off area per 10 children

k. Churches--1 per each 5 seats

l. Manufacturing--1 space per employee for the largest shift and 5 spaces for visitor parking

m. Casino--1 per 500 square feet of gaming and commercial area

n. Drive-through facilities--40 lineal feet of stacking area in front of each window

or bay plus one off-street stacking area of 140 lineal feet in length (measured from the window).

(3) Areas adjacent to gas pumps shall not be considered as required parking.

(4) Uses not herein established: Demands and requirements not clearly indicated herein shall be determined by the administrator, based on the particular use and its particular off-street parking demands.

(x) Off-street parking requirements, downtown parking district. The downtown parking district consists of those properties shown within the downtown area as outlined on "Exhibit B", which area may be described as follows: Commencing at the south right-of-way line of I-80 and the east side of Ralston Street, then south along Ralston Street to the south side of 5th Street, then west on 5th Street to the east side of Vine Street, then south on Vine Street to the north side of 4th Street, then east on 4th Street to the east side of Ralston Street, then south on Ralston Street to the north side of 1st street, then east on 1st Street to the east side of Arlington Avenue, then south on Arlington Avenue to the north side of Ridge Street, then east on Ridge Street to the east side of Flint Street, then south on Flint Street to the north side of California Avenue, then east along California Avenue to the east side of Forest Street, then south along Forest Street to the north side of Tahoe Street, then east along Tahoe Street and continuing east to the west side of South Virginia Street, then north along South Virginia Street to the north side of Stewart Street, then east on Stewart Street to the west side of Sinclair Street, then north along Sinclair Street till it changes to Lake Street and along Lake Street to the north bank of the Truckee River, then along the north bank of the Truckee River to the west right-of-way line of I-580, then north along I-580 to the south right-of-way line of I-80, then west along I-80 to the west side of Center Street, then north along Center Street to the south side of 8th Street, then west along 8th Street to the east side of North Virginia Street, then south along North Virginia Street to the south right-of-way line of I-80, then west along I-80 to the east side of Ralston Street, the point of beginning.

Off-street parking required by this section in the downtown district shall be on premises or on properties not exceeding one thousand (1,000) feet from premises as measured by the most direct walking distance.

(1) Residential uses:

a. Single-family residence--1 per bedroom.

b. Multiple residence--1.0 space per efficiency D/U; 1 per 1 bedroom D/U; 1.5 per 2 or more bedroom D/U; 1 per bedroom in common kitchen D/U; plus 1 per 10 D/U guest parking.

c. Congregate care or senior citizen housing (Publicly owned or subsidized or privately owned and deed restricted to limit the use to senior or congregate housing) --1/2 per bedroom and 1 per employee per largest shift plus 1 per 5 D/U guest parking.

d. Mobile homes--2 per mobile home.

e. Boarding house; sorority, etc.--1 per each 2 beds.

f. Dormitories--1 per each 2 beds.

g. Rest home; skilled nursing facility--1 per 4 beds plus 1 per employee on the largest shift.

(2) Commercial uses:

a. General retail and services--1 per 1,000 square feet of gross floor area.

b. Offices:

1. Professional--1 per each 500 square feet of gross floor area

2. Medical professional--1 per employee plus 6 per physician in attendance during operating hours

c. Food and beverage service, restaurant/bar --1 per each 250 square feet of gross floor area (patio and outdoor cafes are excluded from gross floor area)

d. Hospitals--1.25 per each bed

e. Bowling alleys--None

f. Financial institutions - 1 per each 300 square feet of gross floor area

g. Motels--1 per each room

h. Hotels--.75/room plus 1 per 500 square feet of casino and commercial area

i. Theaters--1 per each 5 seats

j. Child care facility--1 per employee plus 1 space of drop-off area per 10 children

k. Churches--1 per each 5 seats

l. Manufacturing--1 space per employee for the largest shift

m. Casino--1 per 500 square feet of gaming and commercial area

n. Drive-through facilities--140 lineal feet of off-street stacking area (measured from the window)

(3) Areas adjacent to gas pumps shall not be considered as required parking.

(4) Uses not herein established: Demands and requirements not clearly indicated herein shall be determined by the administrator based on the particular use and its particular off-street parking demands.

(y) On-street parking. Upon the approval of a special use permit, diagonal or angular parking may be permitted on any street provided that:

(1) such on-street parking is not substituted for more than 50% of the off-street parking required by this section;

(2) only streets at least one block in length (not a portion of any one block) are designated for such parking;

(3) the proponent provide decorative pavement twenty feet in width at both the entrance to and exit from such a parking area;

(4) the proponent provide decorative pavement at all alleys which intersect such a parking area and at any other places deemed necessary for traffic safety purposes; and

(5) aisle widths within such a parking area conform to Exhibit A except that a one-way aisle shall be no less than 20 feet in width.

(6) No ground floor auto or bus parking, or truck service areas, shall be permitted on the riverside of any riverfront hotel casino. All vehicular access shall be provided from streets parallel to and one block distant from the river.

CITY OF RENO
PARKING LOT STANDARDS

Standard: Option I: 8.5′ x 20′ stall

A	B	C	D	D′	E	F	F′	G
45°	8.5	20.0	12.0	24.0	12.0	52.0	64.0	11.0
60°	8.5	21.5	17.0	24.0	9.8	60.0	67.0	8.5
90°	8.5	20.0	24.0	24.0	8.5	64.0	64.0	0

*8.3′ wide spaces for 90′ parking may be approved by the Zoning Administrator or designee.

Standard: Option II: 9.0′ x 19′ stall

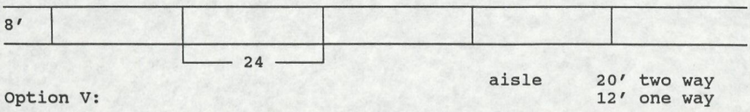
45°	9.0	19.8	12.0	24.0	12.7	51.6	63.6	10.5
60°	9.0	21.0	16.0	24.0	10.4	58.0	66.0	8.5
90°	9.0	19.0	24.0	24.0	9.0	62.0	62.0	0

Compact: Option III: 8.0′ x 15′ stall 35% of spaces maximum allowable

45°	8.0	15.8	13.0	24.0	10.6	44.6	55.6	8.0
60°	8.0	16.8	17.0	24.0	8.7	50.6	57.6	7.5
90°	8.0	15.0	24.0	24.0	7.5	54.0	54.0	0

A Parking Angle
B Stall Width
C Stall to Curb
D Aisle Width - One Way
D′ Aisle Width - Two Way
E Curb Length per Car
F Curb to Curb
F′ Curb to Curb with Two Way Aisle
G Initial Backup Distance

Option IV:



Option V:

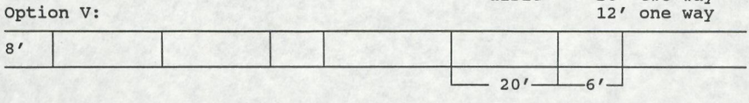


Exhibit A